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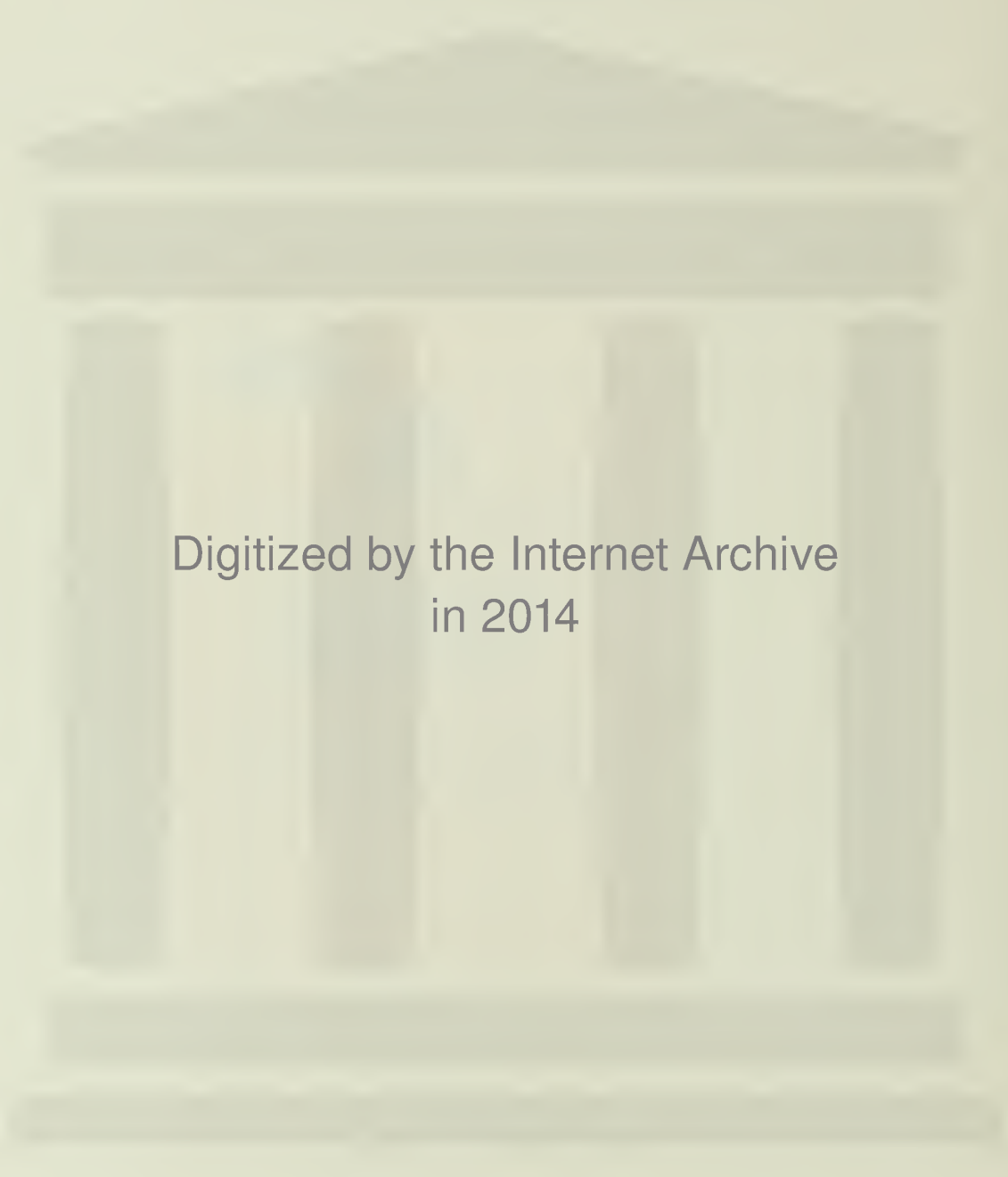


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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0875E - 2014-2018 Clement Street
Project Location: 2014-2018 Clement Street; between 21st and 22nd Streets
Assessor's Block and Lot: Block 1412; Lot 016
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a 3,096-square foot (sq ft), 25-foot-high, two-story, one-unit residential-over-ground-floor-retail building constructed circa 1905 and construction of a 7,249-sq ft, 40-foot-high, four-story, residential-over-ground-floor-retail building consisting of three two-bedroom residential units on three floors above an 1,843-sq ft ground-floor retail space. The existing building provides no off-street parking and the proposed building would provide no off-street parking. The site, on the northern side of Clement Street, one parcel west of the corner lot, is a 2,500-sq ft parcel within the city block (Assessor's Block 1412; Lot 016) bounded by Clement Street to the south, 22nd Avenue to the west, California Street to the north, and 21st Street to the east. The project site, located in the Outer Clement neighborhood, is zoned Outer Clement (Outer Clement Neighborhood Commercial District) and is within a 40-X Height and Bulk District. The proposed project would require a conditional use authorization for exemption of the off-street parking requirement in an NC district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Lincoln Lue, 415-665-5623, representing Francis Ho

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(1), 15301(l)(3) & 15303(b), 15303(c)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

July 6, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Francis Ho, Project Sponsor
S. Mendrin & J. Battis, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F


PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined that the existing building does not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response)¹. The existing structure on the project site is a commercial and residential two-story building constructed circa 1905 and later adapted to the stucco and ceramic-tile Mission Revival style.

Although the building has intact much of its architectural integrity, it does not meet the National Register Criteria that would render the property eligible for landmark status. Based on the National Register Criteria, a historic evaluation of the building determined it not to be a historic resource. Further, there do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register and a search of newspaper and biographical indexes revealed no information regarding former residents, indicating that none contributed to the cultural history of California.²

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a substantial adverse change in the significance of a historic resource. Given that the proposed project would not cause a substantial adverse change to a historic resource, the Department may use the exemption provided for by CEQA Class 1 and Class 3.

CEQA State Guidelines Sections 15301(l)(1) and 15301(l)(3), or Class 1, provides an exemption for demolition of a single-family residence, and a store or similar commercial structure if designed for an occupancy of 30 or fewer persons. The proposed project would entail demolition of a 3,096-sq ft combined commercial and residential building. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 7,249-sq ft building consisting of two residential units over a ground-floor commercial space. CEQA State Guidelines Section 15303(b) and 15303(c), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence, and a store or similar commercial structure not involving the use of significant amounts of hazardous substances and, in urbanized areas, not exceeding 10,000 square feet. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. June 8, 2006.

² Supplemental Historic Information, 2014-2018 Clement Street, San Francisco, Calif. Prepared by Victor W. Yan, January 11, 2006. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2006.0875E.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 2014-2018 Clement St.
Block: 1412 Lot: 016
Case No.: 2005.0875E
Date of Review: 06/8/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Victor W. Yan, P.E.
Company:
Address: 6926 California St. SF, 94121
Phone: 415.221.3657
Fax:
Email:

Owner

Name: Francis Ho
Company:
Address: 2014-2018 Clement St.
Phone: 415.387.6880
Fax: 415.387.0668
Email: francisho@citicom.net

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to significantly alter the existing structure to include a new street façade, a third- and fourth-floor vertical addition, and a 25'-0" horizontal addition.

Pre-Existing Historic Rating / Survey

The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context

The surrounding area is not part of an identified historic district; however, based on the submitted photographs, the immediate area contains a high percentage of mixed-use and residential structures older than 50 years.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☐ No ☒ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the supplied information, the subject property appears to be a frame residential two-flat constructed in 1904 and subsequently remodeled into a mixed-use structure in the early 1920s. The style of the façade is consistent with other rehabilitation efforts in the 1920s of older building stock. Often, these structures were re-faced in popular period styles, such as Mission, Tudor, Colonial Revival, etc.

A request to demolish the subject property was denied on 5/30/89 by the Landmarks Preservation Advisory Board, case no. 89.044C. The decision further recommended that the subject property be retained and rehabilitated. However, to date no additional information has surfaced regarding the

subject property and none of the provided research yielded information that would define the structure as eligible for the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☒ Category B
☐ Category C

Notes: Based on the historical information, it is not clear as to what criteria the Landmarks Preservation Advisory Board (LPAB) used in 1989 to determine that the subject property was a resource. Since the 1989 recommendation the LPAB has adopted the National Register Criteria to determine the eligibility of a property for potential Landmark status (1994). Based on the National Register Criteria, the information supplied does not support identifying the subject property as a historic resource.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☐ No ☒ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 6-15-06

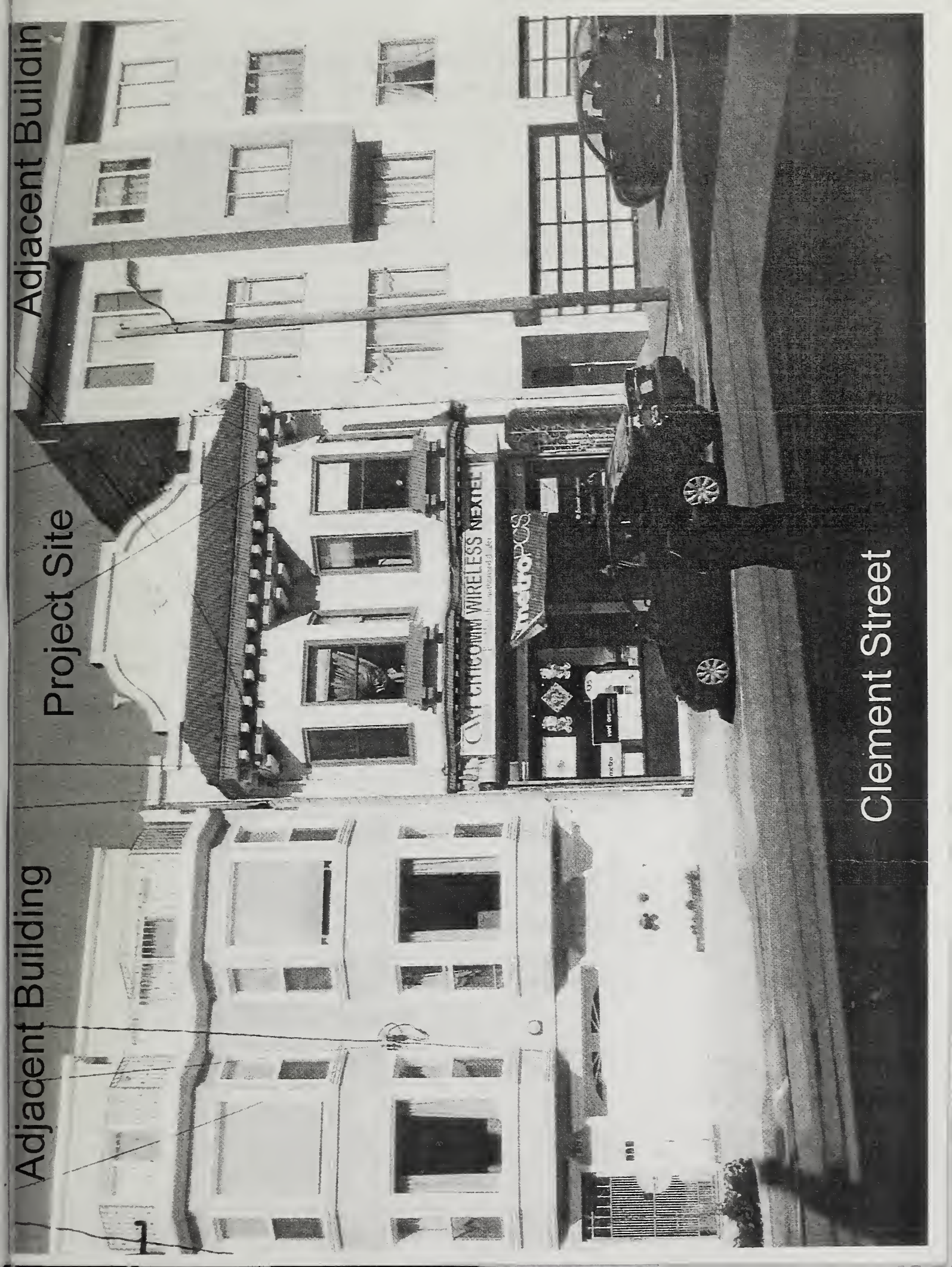
Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd/ Historic Resource Impact Review File

Adjacent Building

Project Site

Adjacent Building

Clement Street





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0476E: Pier 47 Seawall Repair

Location: Pier 47 (Assessor's Block/Lot: 9900/0005 or 047); to the north of Jefferson and Jones streets

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the repair of Pier 47's seawall, which is directly southwest of the pier. Pier 47 is north of Jefferson and Jones streets, in the Fisherman's Wharf area of San Francisco. Pier 47 and the seawall are under the jurisdiction of the Port of San Francisco. A recent Port facility assessment found that the 1916-constructed timber seawall has deteriorated to the extent that Pier 47 structures, and adjacent land structures and utilities are at risk for damage and deterioration.

(Continued on Second Page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Kanya Dorland, Port Planner, Port of San Francisco, (415) 274-0264

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines, Section 15301(d); Class Number: 1.]

REMARKS: (See second page.)

Contact Person: Irene Nishimura

Telephone: (415) 558-5967

Date of Determination:

July 6, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


for PAUL E. MALTZER
Environmental Review Officer

cc: Kanya Dorland, Planner, Port of San Francisco
April Hesik, Planner, Historic Preservation, Northeast Quadrant, Neighborhood Planning
Historic Resources Mailing List
Vimaliza Byrd/M.D.F. /Exemption/Exclusion File

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Description of Nature and Purpose of Project, continued:

The proposed project would involve the repair of approximately 15 feet of the existing timber seawall with an installation of nine steel I-beam piles and insertions of concrete panels between the I-beams in order to encircle and protect the existing seawall. This I-beam-pile-supported, concrete wall would extend about 40 feet in an arc around the existing seawall. The construction of the I-beam-supported wall would involve pile driving; hence, in order to avoid further damage and deterioration to the existing sea wall and Pier 47 structure, the new wall would be installed about six feet from the existing seawall. The I-beam pile portions below the Bay mud-line would be encased in steel pipes that would be back-filled with concrete. The proposed project would also involve investigatory probing at the project site using appropriate boring methods. The proposed repair would include driving piles to a depth of 31.7 feet below the mud-line in the nine locations encircling the seawall. Therefore, samples will be taken to depths of 31.7 feet below the mud-line at five of the nine proposed penetration locations. If the results of this sampling reveal that there are possible historic resources beneath the mud-line at the project site, the Port will not proceed with this proposed repair until an alternative design can be agreed upon. In addition, fifty cubic yards of gravel would be placed between the existing seawall and the pile-supported wall, at a maximum distance of 15 feet from the seawall perimeter.

Pier 47 is within a C-2 (Community Business) District and a 40-X Height and Bulk District. Since Pier 47 and the seawall area are within Port of San Francisco jurisdiction, the proposed project's engineering and building plans would be reviewed and approved by the Port's engineering and development and planning staff. Funding for the project is reviewed and approved by the San Francisco Port Commission.

REMARKS:

The seawall is near the Fish Alley Historic District, which is informally determined to be eligible for the California Register of Historical Resources (California Register). Although the seawall was constructed in 1913, when this area of the San Francisco waterfront was partially filled, the portion of seawall proposed for repair does not appear to be eligible for listing as an individual resource or a contributor to an historic district in the California Register (see the attached Memorandum: Historic Resource Evaluation Response, dated May 17, 2006, prepared by April Hesik, Planner/Historic Preservation Technical Specialist, Planning Department). Hence, the project would not result in a significant, adverse impact on an historical architectural resource.

The proposed project is located in an area where remains of two Gold Rush period shipwrecks (the *Tonquin* and the *Carlota*) are potentially located¹. The two shipwrecks are considered eligible for listing on the National Register of Historic Places as part of the *California Gold Rush Shipwrecks Thematic Group*, resources listed on the National Register are also listed on the California Register of Historical Resources. Excavation for the existing seawall would not have necessarily removed remains of the shipwrecks if present². The project as proposed would perform exploratory probes/borings in five of the proposed nine new pile locations and if based on this sampling it is determined that shipwreck remains could be affected the project will avoid effect by redesign of pile location(s). Thus, the project as proposed will not adversely affect significant archeological resources as defined by CEQA (CEQA Guidelines § 15064.5 (c)(1)).

The California Environmental Quality Act (CEQA), State Guidelines Section 15301(d), or Class 1, provides for an exemption from environmental review for projects that would consist of restoration or rehabilitation of deteriorated or damaged structures. The proposed project would involve repair of 15 feet of the timber

¹ Pamela Griggs, California State Lands Commission to Randall Dean, San Francisco Planning Dept. Email correspondence, 6 June 2006.

² James Delgado, Director, National Maritime Museum of Canada to Randall Dean. Telephone conversation 30 June 2006.

seawall southeast of Pier 47, including the driving of nine new steel I-beam piles in an arc 6 feet away from the face of the existing seawall. This proposed repair meets the criteria of Class 1, and is therefore exempt from environmental review.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not adversely affect significant archeological resources as defined by CEQA Guidelines § 15064.5 (c)(1). There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Irene Nishimura

Project Address: Pier 47

Block: 9900 Lot: 47

Case No.: 2006.0476E

Date of Review: May 17, 2006

Planning Department Reviewer:

April Hesik

(415) 558-6602

april.hesik@sfgov.org

Preparer / Consultant

Name: Kanya Dorland

Company: Port of San Francisco

Address: Pier 1

Phone: 415.274.0264

Fax: 415.544.1701

Email: kanya.dorland@sfport.com

Owner

Name:

Company: Port of San Francisco

Address: Pier 1

Phone: 415.274.0264

Fax: 415.544.1701

Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

Repair approximately 15-foot portion of seawall by encircling and reinforcing the existing timber seawall with a pile-supported construction consisting of a nine vertical steel I-beams, placed at an approximate distance of 6 feet from the existing wall and describing an arc of approximately 40 linear feet. Concrete panels will be placed between the beams. The pile portions below the mud line will be encased in a 24-inch diameter steel pipe that will be backfilled with concrete. Fifty cubic yards of gravel will be placed between the existing seawall and the pile-supported construction. The height of the gravel will match that of the existing seawall, which is 11.77 feet above the low water line. In addition, 50 cubic yards of rip-rap (rock cover) will be placed around the pile-supported construction at a maximum distance of 15 feet from the seawall perimeter. There will be incidental replacement of existing retaining piles and framing where the repair construction is attached to the existing seawall.

Pre-Existing Historic Rating / Survey

- None.

Historic District / Neighborhood Context

The portion of seawall to be repaired is located at the San Francisco waterfront directly southwest of Pier 47 and is perpendicular to a short bridge connecting

Jones Street/Al Scoma Alley to Pier 47. The area is characterized by wharves with one- to two-story wood-frame buildings containing commercial and service uses. The area also serves as a harbor for commercial fishing boats. Located one block to the south is the Fisherman's Wharf business district, which consists of building ranging from two to three stories in height containing primarily retail uses. The seawall site is located on near the

Fish Alley Historic District, which was informally determined to be eligible for the California Register. This district comprises three former boat-building and repair sheds on Jones Street/Al Scoma Alley and the Wharf J 10 Building located at Jefferson and Hyde Streets. The site is within a C-2 (Community Business) District and a 40-X Height and Bulk District.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The portion of seawall does not appear to be eligible for listing in the California Register as an individual resource or a contributor to a historic district. According to the original construction drawings, the seawall was constructed in 1913 when this area of the San Francisco waterfront was partially filled. The seawall has no known historical resource evaluation or recognition, and does not appear to be a potential historical resource.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	setting,	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	feeling,	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	association.	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Not applicable.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|---|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would

materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The portion of seawall to be repaired is not a contributor to a recognized or potential historic district or in the immediate vicinity of any recognized or potential historical resources. The wood-frame building that is partly constructed on top of the seawall, and which would not be impacted by the repair in any event, has been determined to not be a historical resource because it is less than 50 years of age and does not meet the National Register criteria for exceptional significance (Architectural Resources Group, *Fish Alley Historic Resource Evaluation and Design Recommendations* (2001)). Located on the opposite side of Jones Street/Al Scoma Alley are three former wood-frame boat-building and repair sheds that were informally determined to be eligible for the California Register as contributors to the Fish Alley Historic District (2907-2909 and 2911 Jones Street). Contributors to the district are the three aforementioned buildings and the Wharf J 10 Building, located at Jefferson and Hyde Streets, which was historically used for fish processing (*Fish Alley Historic Resource Evaluation and Design Recommendations*). The repair to the seawall will not have an adverse effect on the Fish Alley Historic District because it will be outside the boundaries of the district, will not physically impact the district, and will not be visible from the district.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

5-17-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.1098E - 1160 Fulton Street
Project Location: 1160 Fulton Street; between Scott and Pierce Streets
Assessor's Block and Lot: Block 0777; Lot 010
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the conversion of an existing basement space to a two-car garage, relocation of an existing front façade fire escape to the eastern side of the building, removal of a non-historic bridge linking the main house to a carriage house, installation of rooftop solar panels, and conversion of an existing light well to a service elevator on the western side of the building within a circa 1902 single-family residence, a historic resource under the California Environmental Quality Act (CEQA) per its status as a contributor to the Alamo Square Historic District. The existing building, approximately 40 feet high and 5,985 square feet (sq ft) in size, contains no off-street parking. Vehicle access to the proposed garage would be via Fulton Street and along the eastern side of the building. The project site, a mid-block rectangular parcel of 4,813 sq ft (Assessor's Block 0777; Lot 010) on the northern side of Fulton Street, is bounded by
(Continued on reverse side.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Patrick Perez, 510-595-1228, representing John and Amanda Conomos

EXEMPT STATUS:

X Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301]

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REMARKS:

(Continued on reverse side.)

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Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

July 25, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Patrick Perez, Project Sponsor
S. Mendrin, D. Dibartolo, J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

PROJECT DESCRIPTION (Continued):

Fulton Street to the south, Scott Street to the west, McAllister Street to the north, and Pierce Street to the east. The project site, located in the Western Addition neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District. The project would require a variance for rear yard requirement and a Certificate of Appropriateness for exterior changes to a historic district building.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historic resource as defined by CEQA¹ (see attached Historic Resource Evaluation Response memorandum). The building is a two-story single-family house characterized by hipped roof, with gables and dormers over a recessed Italianate entryway. According to the historic evaluation the building was determined to retain “a high degree of integrity” and to be significant as a contributor to the Alamo Square Historic District, thus rendering it a historic resource.²

Planning Department Preservation staff then assessed whether the proposed conversion of the basement to a two-car garage and additional modifications to allow for historic restoration, as well as the relocation of a non-original front façade fire escape to the eastern side of the building, removal of a non-historic bridge linking the main house to a backyard carriage house, the addition of rooftop solar panels, and conversion of an existing light well on the building’s western side to a service elevator would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed project would be consistent with the U.S. Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and would not result in an adverse impact to a historic resource.³

The determination that the proposed project would conform to the relevant Secretary of the Interior’s *Standards* was based on the following:

1. Installation of the new garage at the east side of the building would not alter the appearance of the building or result in the disturbance of any historic material;
2. Relocation and/or removal of the fire escape and skybridge would entail alterations to non-historic features of the property;
3. Installation of the elevator and solar panels would not be visible from the street; and
4. Additional Planning Department review and approval would be required prior to any in-kind replacement of ancillary restorative materials that may be necessary, including such items as front yard fencing, façade material, or window sashes.

As described above, the project includes conversion of a basement space to a two-car garage. The proposed project would also restore the residential building to its original appearance and provide for contemporary conveniences. These modifications would include the relocation of a non-original front façade fire escape to the eastern side of the building, removal of a non-historic bridge linking the main house to a backyard carriage house, the addition of rooftop solar panels, and conversion of an existing light well on the building’s western side to a service elevator. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, or minor alteration of public or private structures. Therefore, the proposed project is exempt from environmental review under Class 1.

¹ Memorandum from Dan DiBartolo, Preservation Resource Specialist, Historic Resource Evaluation Response for 1160 Fulton Street, June 20, 2006.

² Ibid.

³ Ibid.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, it will not cause a substantial adverse change to the historical resource under CEQA Section 15300.2(f) California Environmental Quality Act, CEQA Guidelines 2006. Guideline Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project will not cause a substantial adverse change to the historical resource, the Department may use the exemption provided for in CEQA Guidelines Section 15301, or Class 1, which is appropriate for this proposed project for the reasons described above.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1160 Fulton Street

Block: 0777 Lot: 010

Case No.: 2005.1098E

Date of Review: June 20, 2006

Planning Department Reviewer:

Dan DiBartolo

(415) 558-6291

dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Patrick Perez

Company:

Address: 4211 Shafter Avenue:

Phone: 415 370 7209

Fax: 510 595 1228

Email: Patrick@designpad.net

Owner

Name: Amanda and John Conomos

Address: 60 Agua Way

Phone: 415 601-7812

Fax:

Email: john@Bridgepointbuilders.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal consists of various components which include the following: (1) addition of a new opening at the east side building wall to accommodate a garage with two off-street parking spaces; (2) removal of existing rear stairs and construction of new rear deck, stairs and balcony; (3) relocation of existing front fire escape to east side of the building; (4) removal of an existing non-historic bridge connecting the main house to the carriage house; (5) addition of an elevator within a west property line light well; (6) reparation or in-kind replacement of damaged windows at the main house; (7) in-kind replacement of iron fence and gate at front entry and front property line; (8) installation of solar panels on west slope of roof; and, (8) removal, replacement and/or relocation of openings at the carriage house.

Pre-Existing Historic Rating / Survey

The subject is a Contributory/ Compatible Building in the Alamo Square Historic District and is listed in the City's 1976 Architectural Survey. ~~These buildings provide the setting for more important buildings and add visual richness and character to the historic district.~~

Historic District / Neighborhood Context

Alamo Square Historic District

The Alamo Square Historic District is significant as a continuum of distinguished residential architecture spanning the period from the 1870's to the 1920's.

The two story Edwardian-style single family home, built in 1902, occupies a 35' X 137.5 ' lot with two-story carriage house at the rear of the property.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1870's-1920's

Notes: The subject building is a two-story single-family home built in 1902. The building with its rusticated base to its dormered-hipped roof displays the classically influenced but restrained ornamentation typical of Edwardian townhouses of this period. The structure displays character defining features typical of this type of architectural style such as egg and dart and dentil moldings embellishing the underside of the bracketed cornice and the front entry flanked by Ionic style columns. The home was designed by architects David Salfeld and Herman Kohlberg, both trained in Germany, forming their partnership in 1885. Their downtown structures include the triangularly shaped Sentinel building at Kearny and Columbus, the Old Transamerica building at Columbus and Montgomery and the ornate Soo Yuen Benevolent Association structure at 801 Grant Avenue. Their inventory in the Alamo Square vicinity includes homes at 709 Scott Street, 849 Fulton Street and 1335 McAllister Streets.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building is located in its original place and retains most of its original features and materials. Though a fire escape has been added at the front elevation, the original design of the exterior and other defining architectural characteristics of the building have not been significantly altered. The subject property retains a high degree of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards, (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project appears to meet the Secretary of Interior standards and would be compatible with the district and nearby buildings. Please note the following conditions below:

Materials and Design

- A. Ensure that existing historic features on the façade, including the historical window locations, original window sash, as well as any historic materials that remain are retained, repaired or replaced in-kind. Window replacement and enlargement of openings at the front façade of the rear carriage house should retain its remaining historic material or be altered so that it retains compatibility with other aspects of the existing facade design.
- B. The design of the new off-street parking entrance at the east side building wall would not result in the removal of historic material from the building. The garage entrance, as proposed, is unobtrusively located rearward of the rusticated stone base that extends along the east side of the building from the building's main entry. In addition, the opening would also be located so that the horizontal trim separating the basement level from the first level of the structure is retained.
- C. The installation of the solar panels and service elevator would not be visible from the street frontage.
- D. Components of the project visible from the street frontage, but not considered as character-defining aspects of the site, such as replacement of the non-historic entry gate and front property line fencing should be reviewed to ensure that quality materials are selected that are compatible with the structure and surrounding neighborhood.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project, provided that the above conditions are met, would not result in a substantial adverse impact upon the structure, and therefore, would not impact the surrounding district by making the subject building no longer eligible as a contributor to this district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 6.26.06

cc: Recording Secretary, Landmarks Preservation Advisory Board



VIEW DOWN DRIVEWAY TOWARD REAR

1160 FULTON ST
1.30.06

designpad patrick perez architect
4211 shafter ave oakland ca 94609
ph:415.370.7269 fx:510.595.1228 e:patrick@designpad.net



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0617E - 574 Belvedere Street
Project Location: 574 Belvedere Street; between Parnassus Avenue and 17th Street
Assessor's Block and Lot: Block 1279; Lot 050
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project includes the addition of 1,052 square feet (sq ft) of new space, interior remodeling, repair of the building facade, and the addition of rooftop solar panels and skylights to a 2,562-sq ft, 35½-foot-high, three-story, single-family dwelling constructed circa 1909. The proposed structure would be approximately 3,614 sq ft in size and 35½ feet high, with horizontal additions to the ground and second floors and expansion of the attic. Both the existing and proposed building would provide off-street parking for one vehicle. The site, on the eastern side of Belvedere Street, is a 3,489-sq ft parcel in the southwestern corner of the block (Assessor's Block 1279; Lot 050) bounded by Belvedere Street to the west, Parnassus Avenue to the north, Clayton Street to the east, and 17th Street to the south. The project site, located in the Haight Ashbury neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X Height and Bulk District. The project would not require a variance or conditional use authorization.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Amy Adamson, 415-576-1010, representing The Comerford Trust

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 [CEQA State Guidelines, Sections 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

July 27, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Amy Adamson, Project Sponsor
S. Mendrin & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

DOCUMENTS DEPT.

JUL 31 2006

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In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum). The existing building on the project site is a two-story over garage circa 1909 single-family house with slanted bay windows and a wood-shingle façade. Preservation staff found that the structure retains “a high degree of integrity” and meets the criteria for listing on the California Register as a contributor to a potential historic district, thus rendering it a historic resource.¹

Planning Department Preservation staff then assessed whether the proposed project, which would include the addition of 1,052 square feet of new space, the interior remodeling, the repair of the building facade, and the addition of rooftop solar panels and skylights, would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed addition would be consistent with the U.S. Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards for the Treatment of Historic Properties)* and would not result in an adverse impact to a historic resource.²

The determination that the proposed project would conform to the relevant Secretary of the Interior’s *Standards for the Treatment of Historic Properties* was based on the following:

1. Additions to the building will not remove any historic material and would be differentiated from the original;
2. Alterations to the entryway are consistent with the shingle style;
3. The building addition occurring at roof level would not alter the roofline and would be set back 15 feet from the front lot line, rendering it minimally visible from the street; and
4. Installation of the solar panels would not be visible from the street.

Because the proposed project has been found to meet the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*, it will not cause a substantial adverse change to the historical resource under CEQA Section 15300.2(f) California Environmental Quality Act, CEQA Guidelines 2006. Guideline Section 15300.2(f) reads as follows: “Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource.” Given that the proposed project will not cause a substantial adverse change on the historical resource, the Department may use the exemption provided for in CEQA Guidelines Section 15301, or Class 1(a) and (e), which is appropriate for this proposed project for the reasons described below.

CEQA State Guidelines Section 15301, or Class 1, consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use. Class 1(a) includes interior or exterior alterations involving interior partitions, or electrical or mechanical conveyances. The proposed project involves interior renovations, and exterior changes that include in-kind replacement and repair of the wood shingle façade, reconfiguration of the front entry stairway, and installation of solar panels. These proposed alterations are consistent with Class 1(a).

CEQA State Guidelines Section 15301(e)(1) provides an exemption for additions to existing structures, provided that the project will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of 1,052 sq ft to an existing 2,562-sq ft residential building. Therefore, the proposed construction is appropriately exempt from environmental review under Class 1(e)(1).

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Resource Specialist, Historic Resource Evaluation Response for 574 Belvedere Street, July 13, 2006.

² Ibid.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 574 Belvedere Street
Block: 1279 Lot: 050
Case No.: 2006.0617E
Date of Review: 07/13/06

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Amy Adamson
Company: Adamson/Molina Design Ass.
Address: 1736 Stockton Street #6
San Francisco, CA 94133
Phone: 415-576-1010
Fax: 415-576-1011
Email: amy@adamson-molina.com

Owner

Name: John Comerford & Teri Olle
Company:
Address: 574 Belvedere Street
San Francisco, CA 94117
Phone: 415-682-0445
Fax: 415-445-3892
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The alteration of the entrance located at the northern (left) side of the building, consisting of the installation of a new wood surround at the front façade entrance opening, featuring a simple lintel and pilasters; the reconfiguration of the recessed entry stairway and porch, including the removal of two shingled porch supports and the installation of new wood classical-style columns and the installation of simple band-cornice along the top of the porch opening at the north façade; and the in-kind replacement of the wood stairway;
- The repair of the historic wood shingle façade, including the in-kind replacement of deteriorated pieces;
- The installation of a new wood-paneled garage door;
- The installation of new one-over-one double-hung wood windows and one wood and glass door on the visible north facade;
- The removal of a non-visible gable-shaped dormer window on the roof of the south façade;
- The construction of a rooftop addition that will be set back 15 feet 1" from the lot line, featuring a front gable roof that will align with the historic gable roof, a dormer window on the north façade with two sets of tripartite one-over-one double-hung windows and wood window surrounds, to be clad in wood shingles to match the historic shingles on the building;
- The removal of a non-historic one-story addition at the non-visible rear façade; and
- The construction of a two-story rear yard addition on the non-visible rear façade, featuring one-over-one double-hung wood windows and wood shingle siding to match the historic shingle siding on the building.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

574 Belvedere Street is located in the southern portion of the Haight-Ashbury neighborhood known as Cole Valley in San Francisco. It is surrounded by residential land uses and is within an RH-2 District and a 40-X Height and Bulk District.

The area is characterized by low-rise flats and small apartment buildings, most of which were constructed between 1905 and 1917. Building heights typically range from one-and-a-half to two-stories above a ground floor, most of which are garages. Building styles and ornamentation are in a variety of architectural types with prominent styles of Revival, Shingle, Queen Anne, Edwardian, and Eclectic.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1905 - 1917

Notes:

574 Belvedere Street is a two-story above-a-garage house constructed in 1909. Built in the Shingle style, the building features wood shingle cladding, a low hipped roof with an overhanging eave at the corners, a dentil cornice, simple wood bands at the first and second floors, and a slanted-side bay window at the first and second floors. The primary entrance to the house is located on the northern (left) side and features a deep recessed stairway to the first floor, two wood-shingled columns, and a wood-and-glass entrance door flanked by wood windows. The windows on the front façade are one-over-one double-hung wood windows. The garage doors are a pair of simple vertical clapboard doors and there is a simple wood band surrounding the opening. The visible northern side façade is plain with wood shingle cladding and one-over-one double-hung wood windows. The rear façade has a contemporary one-story wood frame addition at the first floor and plain horizontal wood siding with wood windows at the upper floor. 574 Belvedere Street embodies the characteristics of the Shingle style with continuous wood shingle siding without interruption at the corners, asymmetrical façade, and simple details.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1905 - 1917, when the area was developed for residential housing. As a

result of this rapid development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Shingle, Queen Anne, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

574 Belvedere Street retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Historic details such as the wood shingle façade treatment, roofline, fenestration pattern, and original window sashes are intact. Due to the fact that there have been few alterations to the building, it retains an extremely high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 574 Belvedere Street is consistent with the Secretary of Interior's Standards for rehabilitation. The character-defining features that give the building significance as a historic resource, namely the wood shingle siding without interruption at the corners, low hipped roof, slanted-bay window, roof line featuring an overhanging eave at the corners, and simple detailing, will not be altered with this proposal. The alteration of the entranceway is consistent with the Shingle style: porches featured a variety of treatments, from wood shingled to simple classical columns and detailing. The proposed rooftop addition will not alter the historic roofline and will be

minimally visible from the public way so that it will not detract from nor destroy any character-defining features of the building. The rear yard addition will not remove any significant historic fabric. Both the rooftop and rear yard addition will be differentiated from the historic building by its massing and the location of window openings. Finally, the proposal calls for the repair and restoration of the historic wood shingle cladding, which is a character-defining feature of this building.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5,6, 9, and 10. Of note are:

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

The existing features of 574 Belvedere Street, specifically the wood shingle siding without interruption at the corners, low hipped roof, slanted-bay window, roof line featuring projecting an overhanging eave at the corners, and simple detailing will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

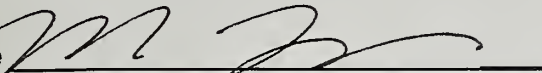
N/A.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project at 574 Belvedere Street will not have an adverse impact on a potential historic district located in this portion of Haight-Ashbury/Cole Valley neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1905 - 1917, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood. The proposed alterations to the subject property will not impact any aspects of integrity, including setting, feeling, and association, and thus will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 7-17-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

SUBJECT PROPERTY



06.0617E



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0388E – 365 Douglass Street

Project Location: 365 Douglass Street; between 19th and 20th Streets
Assessor's Block and Lot: Block 2699; Lot 031
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing one-story, one-bedroom, 1,060-square foot (sq ft) cottage constructed circa 1906, and construction of a three-story, four-bedroom, 3,520-sq ft single-family home. The existing structure is 15 feet high and built to the front edge of the lot line with no off-street parking. The proposed building would be 29 feet high, built to the front edge of the lot line with off-street parking for one car. The site, on the eastern side of Douglass Street, is a 3,123-sq ft mid-block parcel in the in the block (Assessor's Block 2699, Lot 031) bounded by Douglass Street to the west, 19th Street to the north, Eureka Street to the east, and 20th Street to the south. The project site, located in the Eureka Valley neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X Height and Bulk District. The project would not require a variance or conditional use authorization.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Jerry Veverka or Matthew Laughlin, 415-777-3150, representing David King

EXEMPT STATUS:

☒ X Categorical Exemption, Class 1 and Class 3 [CEQA State Guidelines, Section 15301(l)(1) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415-558-5968

Date of Determination:

August 3, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Matthew Laughlin, Project Sponsor
D. Washington & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F

PAUL E. MALTZER
Environmental Review Officer

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the existing building does not qualify as a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum)¹. The existing building on the project site is a one-story 1,060-sq ft cottage. Preservation staff found the exterior changes to the building, such as the re-cladding the façade in faux stone laminate, along with detrimental alterations to neighboring buildings, detract from the cottage's integrity and that the property is not a historic resource for the purposes of CEQA. According to a historic report prepared by Tim Kelley Consulting, the building has not been home to any significant persons or the site of any important events. (A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register.)²

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. The proposed project involves the demolition of a 1,060-sq ft cottage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 3,520-sq ft single-family dwelling. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence in a residential zone. In urbanized areas, up to three single-family residences may be constructed under this exemption. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Sophie Middlebrook, Preservation Resource Specialist, Historic Resource Evaluation Response for 365 Douglass Street. July 10, 2006.

² Historic Report, 365 Douglass, San Francisco, Calif. Prepared by Tim Kelley Consulting, April 2006. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2006.0388E.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 365 Douglass Street
Block: 2699 Lot: 031
Case No.: 2006.0388E
Date of Review: 07/10/06

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Jerry Veverka
Company: Veverka Architects
Address: 645 Harrison Street #101,
San Francisco, CA 94107
Phone: (415) 777-3150
Fax: (415) 512-7796
Email: jerry@veverka.com

Owner

Name: David King
Company:
Address: 365 Douglass Street,
San Francisco, 94114
Phone: (415) 548-0705
Fax:
Email: dgregx@yahoo.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a one story, single family dwelling unit located at 365 Douglass Street and to construct a new, three story single family dwelling unit. The gross square footage of the existing unit is 1,060 sq. feet, and the gross square footage of the proposed new building is 3,520 sq. feet.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys. Information provided by the County Assessor indicates that the building was constructed in 1906.

Historic District / Neighborhood Context

The subject property is located on Douglass Street between 19th and 20th Streets in the Eureka Valley area. Douglass Street at this location is comprised of one and two story residential units in a range of architectural styles.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The building located at 365 Douglass Street is not located in a currently designated historic district. Although research recently performed for a similar building on the block indicated that a potential historic district could include the block, additional information received by the Planning Department suggests that this block is not part of a unified district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Although the façade of the subject property has been re-clad in what appears (in photographs) to be a faux-stone laminate, the structure's original small-scale Edwardian form, including the recessed front entrance, canted bay window, and the small, double hung sash window centered in the gable end over the front bay remain in-tact and visible from the street. The exterior changes to the subject property, such as the re-cladding in faux stone laminate, as well as changes to the neighboring buildings in the vicinity detract from the integrity of the structure.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is not a historical resource as defined in the CEQA Guidelines. In addition, as noted above, additional information provided to the Planning Department suggests that the area in which the subject property is located is not a historic district. There is no indication that the proposed demolition would present an adverse effect any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 7-17-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

Historical Evaluation

365 Douglass Street
San Francisco, California

April, 2006



Tim Kelley Consulting
2912 Diamond Street #330
San Francisco, CA 94131
415.337-5824
tim@timkelleyconsulting.com



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.1204E – 449 Buena Vista East Avenue
Project Location: Buena Vista Avenue East between Upper Terrace and Park Hill Avenue
Assessor's Block and Lot: Block 2607; Lot 063
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is a 1,839-square foot (sq ft), two-story addition to an existing 2,280-sq ft two-unit dwelling constructed circa 1923. The height of the existing two-story with partial attic building would be increased by 14 feet to 39 feet. The existing one-car garage would be expanded to accommodate two vehicles. The project site, on the southern side of Buena Vista Avenue East, is an irregular-shaped parcel of 3,090 sq ft within the city block (Assessor's Block 2607; Lot 063) bounded by Buena Vista Avenue East to the north, Park Hill Avenue to the east, Roosevelt Way to the south, and Upper Terrace to the west. The project site, located in the Haight-Ashbury neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District. The project would require a variance for rear yard requirement.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Charles J. Higley, 415-567-9000

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 558-5968

August 3, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Charles J. Higley, Project Sponsor
R. Crawford & J. Battis, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum)¹. The existing structure on the project site was constructed circa 1923. The Department's Preservation staff, in a July 3, 2006 memo, found the structure to be lacking the distinctive character and features that would qualify it for listing on the California Register.

Because the existing building is not considered a historic resource under CEQA, its alteration would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 sq ft if the project is located in an area where all public services and facilities are available to allow for maximum permissible development; and the project is located in an area deemed not environmentally sensitive. The project proposes to add 1,839 sq ft to an existing two-unit residential building of 2,280 sq ft. The project, therefore, would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Sophie Middlebrook, Historic Resource Evaluation Response for 365 Douglass Street. July 3, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 449 Buena Vista East
Block: 2607 Lot: 063
Case No.: 2005.1204E
Date of Review: 07/03/06

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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Owner

Name: Thomas McIntyre & Laura Brodzinsky
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San Francisco, 94114
Phone: (415) 626-5255
Fax: (415) 431-9703
Email: baggins@well.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to add a vertical addition to the subject property, which is currently one and a half stories over a partially below-grade garage. In the existing structure, there is a one-bedroom unit at the garage level, and a two-bedroom unit at the first floor. The project proposes to add to additional floors to the structure. At the proposed garage level, the lower unit will remain a one-bedroom, and will be reconfigured to meet current building codes. The upper unit will be substantially enlarged to a three level, four-bedroom unit.

Pre-Existing Historic Rating / Survey

The subject property was included in the 1976 Architectural Survey, and at that time received a rating of "2." Although the County Assessor Records indicate that the building was constructed in 1900, research into the building permit history suggests that the existing structure may have been built in 1923.

Historic District / Neighborhood Context

The subject property is located on Buena Vista Avenue East, directly across from Buena Vista Park. Buena Vista Avenue at this location is comprised of residential buildings that are primarily two and three stories over garages placed at street level. The buildings on the block, including the structures immediately adjacent, are a range of architectural styles; the subject property is not located in a designated historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The earliest permit filed for the existing structure appears to be a permit that dates from 1923, when a permit was granted to erect a one story building on the lot; however, plans that accompany the 1923 permit do not correspond with the form or architectural details of the existing structure. The existing subject property does not possess the architectural characteristics to make it eligible for the California Register, nor is it associated with events or individuals significant to local or regional history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

Research into the building's history of alteration suggests that the building was expanded to the rear in the mid 1990's, and that the original garage door was replaced in the mid 1950's.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|---|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

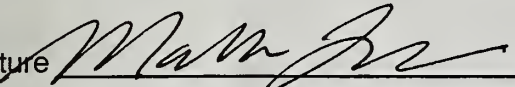
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is not located in a historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 7-5-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Rick Crawford, Neighborhood Planner, Southwest Quadrant

449 Buena Vista East
From Park





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0129E – 4322 25th Street
Project Location: 4322 25th Street; between Douglass and Diamond Streets
Assessor's Block and Lot: Block 6540; Lot 011
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of an existing 900-square foot (sq ft) one-unit cottage constructed circa 1900 and construction of a new 27 5/6-foot-high, 2,654-sq ft single-family residence with three-car garage. The proposed structure would be set back 6½ feet from the front edge of the lot line. The existing structure is set back 23½ feet from the front edge of the lot line. The 3,131-sq ft site, on the northern side of 25th Street, is located four lots (approximately 132 feet) west of the southeastern corner of the block (Assessor's Block 6540; Lot 011) bounded by 25th Street to the south, Douglass Street to the west, Jersey Street to the north, and Diamond Street to the east. The project site, located in the Noe Valley neighborhood, is zoned RH-2 (Residential, House, Two Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Marta McLeod, 415-647-4220, representing self

EXEMPT STATUS:

☒ Categorical Exemption, Class 3 and Class 1 [CEQA State Guidelines, Sections 15303(a) & 15301(l)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

August 4, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Marta McLeod, Project Sponsor
J. Battis, Planning Dept.
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the subject building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum)¹. The existing structure on the project site is a 900-square foot (sq ft) one-unit cottage constructed circa 1906. The Department's Preservation staff found the structure to be smaller in scale and to have less detail and ornamentation than neighboring buildings that contribute to the area, a potential historic district. Because the cottage does not exhibit the basic features that define the potential district, it is not considered a contributing building to the potential district. The building also lacks any extraordinary features that would render it individually significant and eligible for inclusion in the State Historic Register. According to a supplemental submittal prepared by Marta McLeod, the structure has not been home to any significant persons or the site of events important to local, state, or national history.²

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption for construction of a single-family residence in a residential zone. In urbanized areas, up to three single-family residences may be constructed under this exemption. The proposed project is the construction of a 2,654-sq ft single-family dwelling. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of a single-family residence, which in urban areas may include up to three single-family dwellings. The proposed project would entail demolition of a 900-sq ft cottage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 4322 25th Street, July 20, 2006.

² Supplemental Historic Submittal, 4322 25th Street, San Francisco, Calif. Prepared by Marta McLeod, no date. This document is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2006.0129E.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 4322 25th Street

Block: Lot: 6540/011

Case No.: 2006.0129E

Date of Review: July 20, 2006

Planning Department Reviewer:

Michael E. Smith

415-558-6322

michael.e.smith@sfgov.org

Preparer / Consultant

Name: Marta McLeod

Company: N/A

Address: 4310 25th Street

San Francisco, CA 94114

Phone: (415) 622.3832

Fax:

Email: martamcleod@bankofamerica.com

Owner

Name: Marta McLeod

Address: 4310 25th Street

San Francisco, CA 94114

Phone: (415) 647.4220

Fax:

Email: martamcleod@bankofamerica.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposal is to demolish the existing one-story single-family dwelling at 4322 25th Street, located between Diamond and Douglass Street. The existing building would be replaced by two-story over garage, single-family dwelling with 2,654 gross square-feet of habitable area.

Pre-Existing Historic Rating / Survey: The existing building has no historic ratings and is not listed on any known survey.

Historic District / Neighborhood Context: The building is located in the Noe Valley neighborhood in an area that is characterized by small-scale one, two, and three-family dwellings. Noe Valley is not a recognized historic district but previous historical reports have suggested that there are potential historic districts within this neighborhood. The subject block face is defined by Victorian and Edwardian buildings constructed between 1890 and 1910 with a few mid-century buildings. This block might contribute to a potential district because it has a high concentration of buildings from the period of significance. There are no surveyed buildings on this block face.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

- ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based upon the supplemental historic information prepared by Marta McLeod, dated February 14, 2006, the property has had seven different owners since it was constructed in 1906, none of which were important to local, California, or national history.

The building is small and it was constructed in 1906, these facts would suggest that the building might be an "Earthquake Shack". "Earthquake Shacks" are significant because they are associated with the 1906 Earthquake, but after further analysis staff has determined that the building is much larger than any identified "Earthquake Shack".

The building was constructed during the Edwardian period as specified by *San Francisco Preservation Bulletin No. 18* which is also the period of significance for the potential district. The building has less detail and ornamentation and is much smaller in scale than the other buildings that contribute to this potential district. Because the building does not exhibit the basic features that define the potential district it is non-contributory to the potential district. Furthermore, the building does not have any extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Department records indicate the building was constructed in 1900 but the earliest Water record is for service in October 1906 and permit records indicate the building was constructed in 1906. Early records indicate that the building originally had four rooms in approximately 530-square-feet, with an undeveloped attic and basement. Current Department records indicate the building to have 900-square-feet of habitable area, the result of an addition constructed at the rear of the building. The building is set back from the street further than most of the buildings on the block with an over grown garden in the front. The building has asbestos siding applied over its wood shingles that are still intact beneath the siding. The building retains its location, basic form setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be a historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed building would be two-stories over garage and similar in scale to the adjacent buildings with a gabled roof and elevated front entry. It would be clad in wood siding with a restrained level of detail and ornamentation indicative of a more modern building. The building would be set closer to the street to respond to the block face pattern.

PRESERVATION COORDINATOR REVIEW

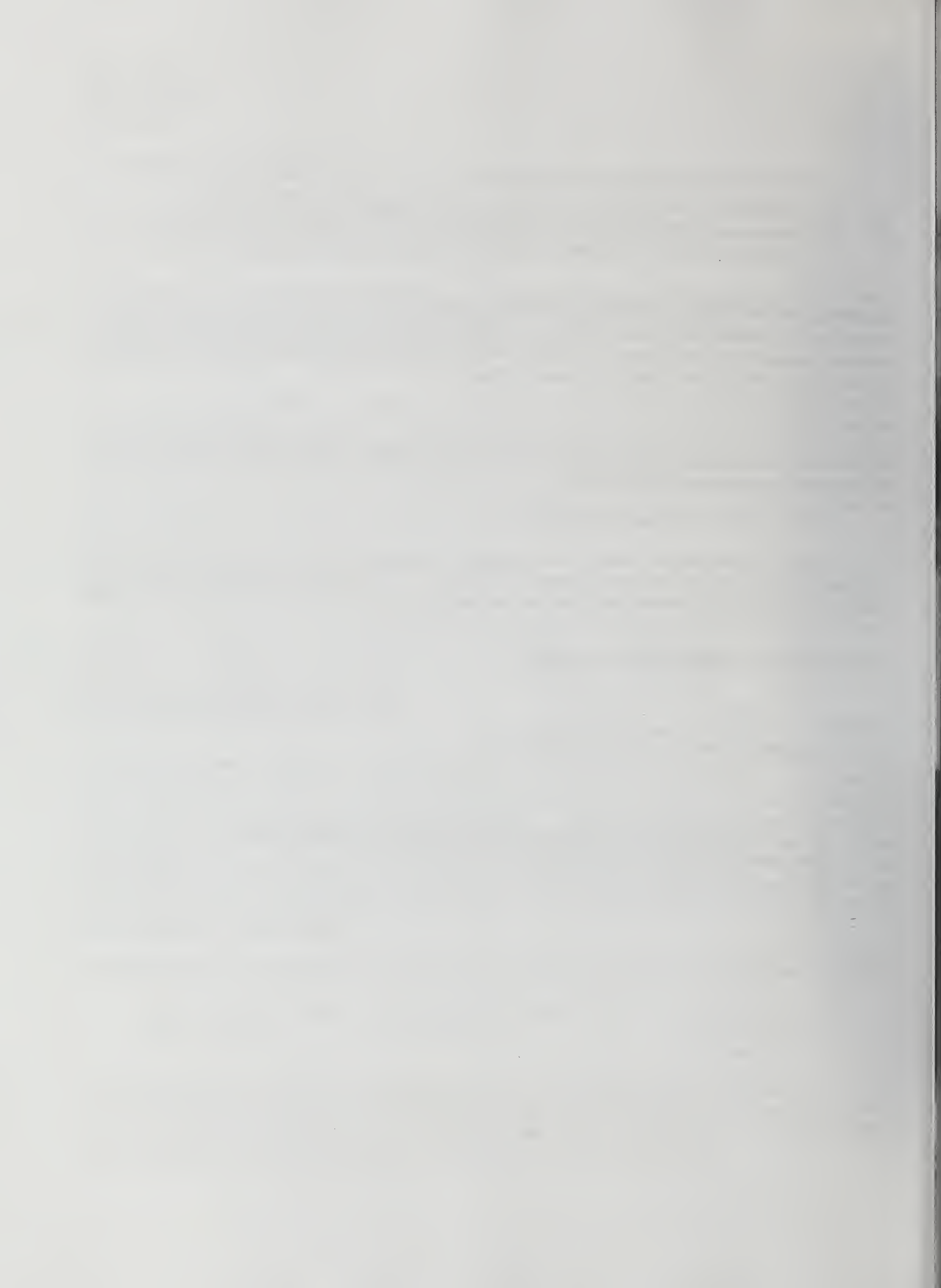
Signature


Mark Luellen, Preservation Coordinator

Date:

7-20-06

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File





The front of
4322 25th St
viewed from
the street



The porch of
4322 25th St

The front of the
house -

showing the
window in the a





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0590E – Construction of New Garage/Replacement of Building Facade
Location: 2932 Pine Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2932 Pine Street [Assessor's Block 1030, Lot 10] on an approximately 3,438 square-foot lot bounded by Lyon, Baker, and California Streets in the Pacific Heights neighborhood. The structure was built in 1900 and is currently a three-story, three-unit residential dwelling with a total floor area of approximately 4,540 square-feet. The proposed project would involve the alteration of the front bedroom and entrance hall facing Pine Street on the first floor of the building, in order to create a new 515 square-foot garage. Altering the front bedroom and entrance hall would provide approximately 419 square-feet for the new garage with the remaining 96 square-feet obtained by moving the front first floor wall forward approximately 6 feet. The project would also include modification and rehabilitation of the front façade of the building. No new additions are currently proposed for the second and third stories of the building. The project site is located in the RH-2 (House, Two Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Rosetta Zimmerman Telephone: (415) 346-3057

EXEMPT STATUS:

☒ Categorical Exemption Class 1[State CEQA Guidelines Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 558-5983

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

8/15/06

Paul Maltzer
Environmental Review Officer

cc: Rosetta Zimmerman, Project Contact
David Lindsay, NW Quadrant Team Leader
Supervisor Ross Mirkarimi- Board of Supervisors, District 5
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Exemption/Exclusion File

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REMARKS

The 2932 Pine Street residential building was constructed in 1900. According to the State Office of Historic Preservation, the subject property is not listed in the National Register of Historic Places (National Register), nor does the property appear in the California Historic Resources Inventory System (CHRIS) database. In addition, the project site is not a designated landmark in Article 10 of the San Francisco Planning Code, nor is the site located within a historic district.

The Planning Department classifies the 2932 Pine Street property as a "Category B" property, buildings constructed before or during 1913, which requires further consultation and review. In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department Staff Preservation Technical Specialist determined that the building located on the project site is not a historical resource as defined by CEQA (see attached Historic Resource Evaluation)¹. The subject building is a three-story, three-unit building constructed circa 1900 in an Edwardian or "Stick" architectural style. The structure is located in its original place and retains its volume and essential original form. Although the building retains its volume and essential form, facade modifications have eliminated and/or changed many of its character-defining architectural elements. The existing structure on the project site does not appear from the information provided that any significant events or persons are associated with the property. The building is not included in any survey or inventory, and has been determined not to be a historical resource under CEQA. Numerous structures were built on the block and in the surrounding area that exhibit the range of Victorian architectural styles constructed from approximately 1885 through to the City's 1906 earthquake. Many of these buildings contain a high degree of architectural integrity. The two adjacent structures, as well as other structures on the block, are listed on the City's 1976 Architectural Survey. These buildings have retained a higher level of architectural integrity relative to the subject property. The subject building may be considered as a contributor to a potential historic district, but the proposed alterations to the building would not have an adverse effect on off-site historic resources.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less. The project would involve the alteration of the front bedroom and entrance hall facing Pine Street on the first floor flat of the three unit residential building, resulting in the construction of a new 515 square-foot two-car garage. The project would also modify and rehabilitate the front façade of the building. The existing front stone façade would be replaced with board siding that is consistent with the character of the surrounding buildings on the block. Therefore, the proposed addition/alteration is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on an historic resource nor would it result in significant impacts to historic architectural resources or archaeological resources. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Dan DiBartolo, Preservation Technical Specialist, *Historic Resource Evaluation Response* for 2932 Pine St., July 7, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger

Project Address: 2932 Pine Street
Block: 1030 Lot: 010
Case No.: 2006.0590E
Date of Review: July 7, 2006

Planning Department Reviewer:

Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Brian Pignanelli
Company: OnViu
Address: 1023 Broderick Street
Phone: 415 350 9951
Fax: 415 358 8620
Email: bpignanelli@onviu.com

Owner

Name: Rosetta Zimmermann
Address: 2915 Octavia Street
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal would construct a new garage to accommodate two parking spaces and would involve the addition of a new off-street parking entrance at the front facade with curb cut. The project would also modify and rehabilitate the front facade of the building.

Pre-Existing Historic Rating / Survey

The subject is a building constructed before or during 1913 and is considered as a Category B structure. According to Department records the building was constructed circa 1900. These properties may be considered "historic resources" because of their rarity and, for some, their association with the reconstruction after the City's 1906 earthquake.

Historic District / Neighborhood Context

The properties adjacent to and across the street from the subject property exhibit a range of Victorian building styles and appear to have been built in the same time period before the 1906 earthquake. The two adjacent structures, as well as other structures on the block, are listed in the City's 1976 Architectural Survey. These buildings have retained a higher level of architectural integrity relative to the subject property.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☐ No ☒ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: (c.1885 to c.1906)

Notes: The subject building is a three-story, three-unit building constructed circa 1900 in an Edwardian or "Stick" architectural style. Though the building retains its volume and essential form, facade modifications have eliminated and/or changed many of its character-defining architectural elements, such as, but not limited to, the cornice and brackets, the horizontal wood siding, the entry area, the front entry access stairs, the bay window roof cap, etc. Notable exception to this alteration is that the double hung wood windows remain.

The surrounding district is composed of numerous structures that were built in the period of westward expansion of San Francisco's development that followed the improvement of the city's transport system. Numerous structures were built on the block and area that exhibit the range of Victorian architectural styles and were constructed from approximately 1885 through to the city's 1906 earthquake. Many buildings surrounding the subject were built during this period and appear to contain a high degree of architectural integrity. As such, the subject building may be considered as a contributor to a potential district of historic significance.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The building is located in its original place and retains its volume and essential original form. Though numerous alterations have occurred at the front façade, the structure retains its association amongst the surrounding structures of the neighborhood that were built within the same time period. The subject property may be considered as a contributor to a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine No Impact

PRESERVATION COORDINATOR REVIEW

Signature

Mark Luellen, Preservation Coordinator

cc: Recording Secretary, Landmarks Preservation Advisory Board

Date:

6-11-06



2932-36 PINE ST



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0459E
Location: 2252 Broadway Street [Assessor's Block 0564, Lot 070]
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the remediation of the brick and sandstone façade of the historic building located at 2252 Broadway Street. The building is the Stuart Hall School for Boys, one of three buildings located on the project site [Assessor's Block 0564, Lot 070] belonging to the Schools of the Sacred Heart. The proposed project involves a conservation program for the building's exterior including the repair of deteriorating brick and sandstone on its façade. The existing structure is a three-story building with a basement and an attic originally built in 1905 as a residential mansion, which became a private school in 1956. The building is listed in *Here Today*, and as such, has been determined to be an historical resource under the California Environmental Quality Act (CEQA) (See the attached Historic Resource Evaluation Response). No change in height or square footage is proposed. The approximately 74,585-square-foot project site is located on the north side of Broadway Street between Webster and Fillmore Streets in the Pacific Heights neighborhood. The site is zoned RH-2 (Residential House, Two-Family) and is within a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Pat Buscovich, (415) 788-2708, Project Contact for Schools of the Sacred Heart

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guideline Section 15331].

REMARKS: See reverse side.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

August 16, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Pat Buscovich, Project Contact
Christina Wallace, ARG
Sue Hestor, Attorney at Law
David Lindsay, NW Quadrant
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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 2252 Broadway Street is an historical resource as defined by CEQA. In a memorandum dated July 5, 2006, the Planning Department evaluated the historical resource status of the building at 2252 Broadway Street and found that it is an historical resource pursuant to CEQA for the following reasons.¹ The existing building is listed in the Junior League's 1968 survey book, *Here Today*, which was formally adopted by the San Francisco Board of Supervisors as an official survey of historical resources in San Francisco. The existing structure is a three-story brick and sandstone building with attic and basement originally constructed in 1905 as a single-family mansion. The building retains its integrity. It may contribute to a potential historic district or significant context based on its association with the evolution of Pacific Heights as San Francisco's premier upscale neighborhood and on its contribution to the collection of high quality single-family mansions in that immediate area of Pacific Heights².

The proposed project involves a conservation program for the building's exterior including the repair of deteriorating brick and sandstone on its façade. The conservation program would be completed in three phases. Phase One consists of repairing the deteriorating historic sandstone parapet, installation of a bracing and flashing system, and repair of historic brick chimneys. When necessary, sections of the above building elements would be replaced with Glass Fiber Reinforced Plastic (GFRP) that match the original pieces in size, color, texture and form. Phase Two consists of the removal of the historic sandstone water table; installation of a bracing and flashing system; and the reinstallation of the historic sandstone water table, and replacing sections, when necessary, with GFRP pieces that would match the sandstone in color, texture and form. Phase Three consists of the installation of a new roof and flashing system at the non-visible portion of the portico roof; repair of the historic sandstone and brick portico including repair of the sandstone and brick columns, the repair of sandstone details such as window sills and decorative banding, removal of non-historic concrete infill panels at the parapet and first floor portico roof, and the installation of new GFRP balusters at the parapet and first floor portico roof that would match the historic balusters in terms of size, color, texture and form.³

While some character-defining architectural elements or significant historical material may be removed during this project, these would be repaired or replaced in a manner consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures (Secretary's Standards)*. The historic character of the building would be retained and preserved. The restoration of the balusters at the parapet and first floor portico roof would bring the building into closer conformity with its original design and improve its appearance as viewed from public rights-of-way. Overall, the project would stabilize and halt the deterioration of historic material on the building façade. Therefore, there would be no significant adverse effect on an historical resource as a result of the proposed project.⁴

Because the proposed project would not destroy any character-defining historic fabric on the subject building's exterior, and all alterations would be compatible with the architectural character of the building, the proposed project would meet the *Secretary's Standards*. Furthermore, the proposed exterior alterations would not have any adverse impacts on the surrounding historic resources, including the other two historic buildings on the same lot, 2200 and 2222 Broadway Street. Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.⁵

¹ Memorandum from Tara Sullivan-Lenane, Preservation Planner, to VimaLiza Byrd, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 2252 Broadway Street*, July 5, 2006.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

CEQA Guidelines Section 15331, or Class 31, provides an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Because the proposed restoration project would be consistent with the *Secretary's Standards*, as outlined above, and would not result in a significant effect on a historical resource, it may be found to be exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Vernaliza Byrd

Project Address: 2252 Broadway
Block: 564 Lot: 070
Case No.: 2006.0459E
Date of Review: 06/21/06

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Christina Wallace
Company: ARG
Address: Pier 9, The Embarcadero
Phone: 421-1680
Fax: 421-1127
Email: Christina@argsf.com

Owner

Name:
Company: School of the Sacred Heart
Address: 2222 Broadway
Phone: 415-563-2900
Fax: 415-292-3183
Email: www.sacredsfs.org

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: To conduct a building-wide conservation program of the exterior building materials, to be conducted in three phases.

- The first phase includes the removal of the deteriorated historic sandstone parapet; the installation of a bracing and flashing system; the re-installation of the historic sandstone parapet and/or GFRP replacement pieces that will match the historic sandstone in terms of color, texture, and form; and the repair of the historic brick chimneys, including the installation of a bracing and flashing system and the repair of any deteriorated brick.
- The second phase includes the removal of the deteriorated historic sandstone water table; the installation of a bracing and flashing system; and the re-installation of the historic sandstone water table and/or GFRP replacement pieces that will match the historic sandstone in terms of color, texture, and form.
- The third phase includes the repair of sandstone details, including the window sills and decorative banding; the removal of non-historic concrete infill panels at the parapet and first floor portico roof; the installation of new GFRP balusters at the parapet and first floor portico roof that will match the historic balusters in terms of size, color, texture, and form; the installation of a new roof and flashing system at the non-visible portion of the portico roof; and the repair of the historic sandstone and brick portico, including the repair of the sandstone and brick columns.

Pre-Existing Historic Rating / Survey:

- Included in *Here Today*, pg. 23.
- Listed in 1976 Citywide Architectural Survey with rating of "4" (on a scale of "-2" to "5", with "5" being most significant).
- Listed in the UMB Survey. Considered "Priority I" building (deemed to have the highest historical or architectural value).

Historic District / Neighborhood Context:

The project site is in the Pacific Heights neighborhood of San Francisco and is surrounded by primarily residential and institutional land uses. It is one of three buildings owned by the Covent of the Sacred Heart, all of which were originally constructed as mansions for single-family use and are currently used as a private school (along with 2222 and 2200 Broadway). The surrounding area includes flats and apartment buildings which are in a variety of architectural styles such as Italian Renaissance, Georgian Revival, Beaux-Arts, and Contemporary. The property is within an RH-2 District and a 40-X Height and Bulk District.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1900 - 1915

Notes:

2252 Broadway is a three-story brick and sandstone house constructed around 1905. Built by the Mahoney Brothers for Andrew B. Hammond, the building sits on a large lot with three facades visible from the public way. The building features a red clunker-brick façade with a side-gabled roof culminating in a parapet and sandstone cornice. There are large prominent chimneys on the side facades that feature the same sandstone decorative motifs as the remainder of the building. Brick quoins are located along the corners of the building and extend up to the parapet; there is a brick belt course between the second and third floors, and a sandstone watertable beneath the ground floor windows. On the eastern side of the ground floor of the front façade is a portico which extends out beyond the primary face of the building. This portico features sandstone columns with red brick banding, a sandstone parapet and cornice, and a decorative arched archivolt with an inset panel above the entrance. The ground floor of the front façade features two pairs of one-over-one double-hung wood windows with decorative brick window surrounds; the remaining windows on the building are one-over-one double-hung windows with sandstone lintels; there is a small arched window in the middle of the second floor of the front façade.

2252 Broadway is one of three mansions (along with 2222 and 2200 Broadway) located adjacent to one another on Broadway between Fillmore and Webster Streets. These buildings were constructed for prominent citizens of San Francisco and were all designed by well-known architects with an emphasis on careful composition, proportions, and fine detailing and ornament. The subject building appears to be eligible for the listing in the California Register as an individual resource under Criteria C: Design/Construction due to the unusual use of sandstone and red brick materials, the decorative elements throughout building, and the overall design of the building. Further, the building appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its association with the evolution of Pacific Heights as San Francisco's premier upscale neighborhood (Criterion 1 - Events). Additionally, the property appears

to be significant based on its contribution to the collection of high quality single-family mansions throughout the immediate area in Pacific Heights (Criterion 3 - Architecture).

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

2252 Broadway retains all seven aspects of integrity, having undergone minimal exterior alterations during its lifetime. Apparent alterations include the removal of balustrades at the parapet and portico and the installation of various tie-backs and shoring devices at the chimneys and portico to prevent further deterioration of the structure. Due to the fact that there have been few alterations to the building, it retains an extremely high degree of integrity of location, design, materials, workmanship, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 2252 Broadway is consistent with the Secretary of Interior's Standards for rehabilitation. The historic character of 2252 Broadway will be retained and preserved. The replacement of intact or repairable historic materials will be avoided whenever possible, and any new materials will be visually and physically compatible with the historic material. Chemical or physical treatments will be undertaken using the gentlest means possible and any treatments that cause damage to the historic material will not be used. The replacement of missing features, in this case, the historic balustrades at the parapet and portico, are substantiated by documentary and physical evidence. The proposed work will stabilize the deterioration of the historic material and repair of historic materials and features of the building.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project is not going to have an adverse impact on the surrounding neighborhood. Rather, the proposed project will enhance the building and the setting of nearby historic resources, including the adjacent AS-rated buildings at 2222 and 2200 Broadway. The project complies with the Secretary of Interior's Standards for rehabilitation and will bring the property into closer conformity with the buildings' original design with the restoration of the balustrades at the parapet and portico. More importantly, the proposal will halt the deterioration of the historic material.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 7-5-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



Spart Hall -
2252 Broadway, San Francisco, CA
View from South





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0751E – Permit For Operation of a Medical Cannabis Dispensary
Location: 223 9th Street, between Howard and Tehama Streets
Block and Lot: Block 3729, Lot 079
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves changing an existing use without restrictions to a permitted use with restrictions. The project site contains a medical cannabis dispensary (MCD) located at 223 9th Street within the South of Market neighborhood. The MCD, Hope Net, occupies part of the ground floor of an existing three-story mixed-use building. The subject property is 1,999 square-feet in area, located on the east side of 9th Street between Howard and Tehama Streets and was constructed in 1910. The MCD, Hope Net, is 715 square feet in size and has been in operation since August 2004. The current MCD serves approximately 100 patients per day between 12 noon and 7pm Monday through Saturday.

The applicant seeks to obtain a permit to continue operation, in accordance with Board of Supervisors' (BOS) Ordinance Number 275-05 and *San Francisco Planning Code* Section 217(k). The proposed project would maintain its existing ground floor use and would modify the interior by widening doorways, upgrading the existing ventilation system, and modifying the two existing restrooms. No changes to the exterior of the building are proposed and there would be no change in square footage. The property is zoned SLR (Service/Light Industrial/Residential Mixed Use) and is within a 50-X height and bulk district.

Remarks: Please see next page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Walter Wong & Christine Louie with Jaidin Consulting Group, Telephone: (415) 863-3888
on behalf of Clay Investment LLC

EXEMPT STATUS:

X Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)]

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

August 22, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Jaidin Consulting Group, Project Sponsor
Michelle Glueckert - SE Quadrant
Supervisor Chris Daly - District 6
Historical Preservation List

Bulletin Board
M.D.F.
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Remarks:

The proposed project would permit the use of an existing MCD, Hope Net, currently operating at 223 9th Street. According to the applicant, the MCD has been operating since August 2004 at the current location. Hope Net is open Monday through Saturday from 12:00 noon to 7:00 pm, serving approximately 100 clients per day. The project sponsor anticipates the hours of operation and number of clients to remain the same. The two commercial spaces above Hope Net are currently vacant; the adjacent tenant is the California Marijuana Party Bookstore and Headquarters. No increase in floor area is proposed for the project. The applicant seeks to obtain a permit to continue operation, in accordance with *San Francisco Planning Code* Section 217(k)(c). Minor interior alterations include widening of doorways, adding an interior ramp from the front door into the dispensary, and upgrading the existing restroom to be compliant with the Americans with Disabilities Act (ADA) in order to meet building code requirements. Smoking occurs on the premises, so the applicant placed two charcoal air filters on the floor, one in each of the two rooms, to filter the smoke out of the air and thus the applicant will not make any interior modifications to comply with the *City Planning Code* 217(k)(c). No changes to the building exterior are proposed.

In addition to amending the *City Planning Code* and *Building Code*, BOS ordinance 275-05 also amended the *San Francisco Health Code* by adding Sections 3200 through 3220, which, among other things, established operating requirements for medical cannabis dispensaries including services to remove litter twice daily from the front of the premises and, if necessary, on public sidewalks within 100 feet of the premises on days of operation; and prohibits medical cannabis from being smoked, ingested or otherwise consumed in the public right of way within 50 feet of a MCD. These changes would help to augment the visual quality of the area by reducing the amount of littering and loitering around the existing MCD. The ordinance also amended the *San Francisco Traffic Code* by amending Sections 53 and 132, to create an infraction for double parking in front of an MCD and set a fine of \$100. This amendment will help to improve circulation around the existing MCD.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA.¹ The existing structure on the project site is a three-story mixed-use building, constructed in 1910. An Historical Resource Evaluation Response memorandum conducted for the site states that the subject property is located in an area comprised of early 20th-century residential flats, commercial warehouses, industrial buildings, and contemporary mixed-use structures. This area displays a high level of architectural integrity and visible continuity in association with the history of industry and development in the South of Market area. The project sponsor has revised the proposal to limit all modifications to the property interior and there will be no exterior changes to the glazing, entrance, or footprint of the historic storefront. Therefore, the minor interior modifications proposed are not expected to impact an historical resource.

California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1), provides and exemption for a variety of Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed permit for operation sought by the applicant for the current MCD involves no expansion of use; no increase in square footage; and minor interior modifications, and would therefore be exempt under Class 1.

CEQA Guidelines Section 15300.2(c) states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment

¹ Planning Department, Memorandum: Historical Resource Evaluation Response from Tim Frye, Preservation Technical Specialist, to Rachel Schohn, Planner, Major Environmental Analysis. August 10, 2006.

due to unusual circumstances. The property is an historical resource; however as described above, the proposed project would not adversely affect the resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed MCD is located in a SLR District and therefore conforms to siting restrictions under *San Francisco Planning Code* Section 816.23. For the above reasons, the proposed project is appropriately exempt from environmental review.





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 223 9th Street
Block: 3729 Lot: 079
Case No.: 2006.0751E
Date of Review: 08/08/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Jaidin Consulting Group, LLC
Address:
Address:
Phone: 415-863-3888
Fax:
Email:

Owner

Name:
Company: Clay Investment, LLC
Address: 3288 Steiner Street, SF 94123
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to legalize an existing Medical Cannabis Dispensary located at the ground floor, including interior alterations to comply with DBI and the MCD ordinance.

Pre-Existing Historic Rating / Survey

The subject property was constructed in 1910. It was identified in the 1976 Architectural Survey and has a "C" rating from SF Heritage.

Historic District / Neighborhood Context

The subject property is sited on 9th Street between Folsom and Howard Streets. The area is comprised of early 20th-century residential flats, commercial warehouses, industrial buildings, and contemporary mixed-use structures

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☐ No ☒ Unable to determine
- **Architecture:** or ☐ Yes ☐ No ☒ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: See Notes

Notes: The area displays a high level of architectural integrity and visible continuity in association with the history of industry and development in the South of Market area. While the exact boundaries of the district are yet to be determined, the subject property lies within an area that includes a high concentration of early 20th-century industrial and residential structures. As such, they have been identified as possessing the characteristics that identify them as eligible for the California Register. In proximity to the subject property there are approximately seven buildings constructed during the same period and identified on the 1976 Architectural Survey as well as a number of properties identified as contributors to a potential district.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: The 3-story mixed-use building retains a high degree of architectural integrity. The exterior features and the overall setting of the subject property remain largely intact and are apparent within the immediate area along the public rights-of-way.

3.) **DETERMINATION** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Subsequent to the previous submittal, the project sponsor has revised the proposal to limit all modifications to the property to the interior. Based on the revised plans dated 7/25/06, there will be no exterior changes to the glazing, entrance, or footprint of the historic storefront.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature

Mark Luellen, Preservation Coordinator

Date:

10 August 2006

Cc

Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File
Michelle Glueckert, Planner, Southeast Quadrant

223-9th Street
Block 3729 Lot 079
Hope Net



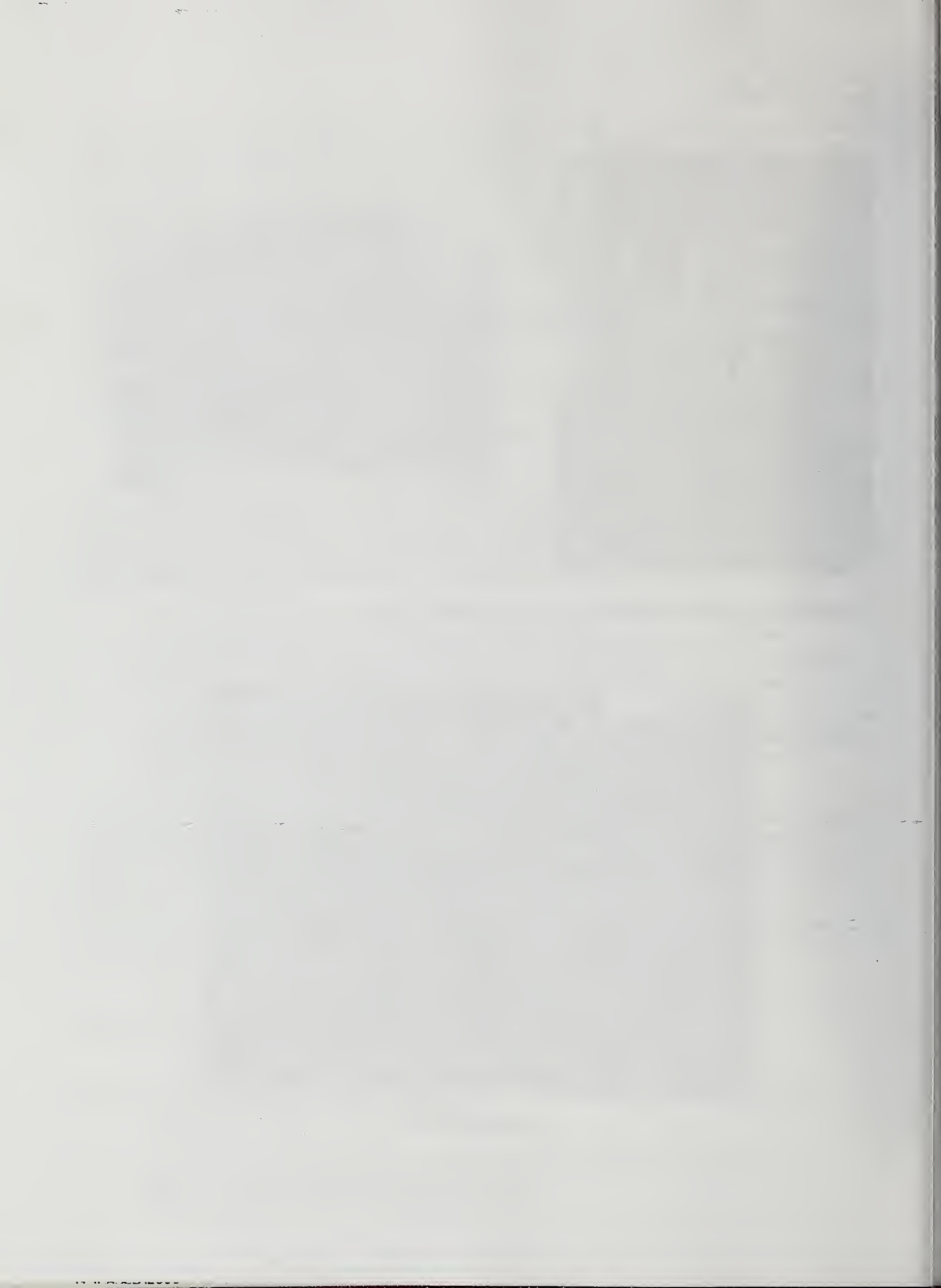
Front Façade of Subject Property



Storefront View



Storefront View





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0580E – Demolition of an Existing Three-Story, Two-Unit Dwelling
and Construction of a New, Four-Story, Two-Unit Dwelling

Location: 2915-2917 Laguna Street, between Filbert and Union Streets

Assessor's Block and Lot: Block 0531; Lot 005

City and County: San Francisco

Description of Nature and Purpose of Project: The project at 2915-2917 Laguna Street [Block 0531, Lot 005] is located mid-block on the west side of Laguna Street, between Filbert and Union Streets. The proposed project would demolish the existing, approximately 2,400-square-foot (sf) three-story duplex, and construct a new, approximately 6,000 sf four-story duplex. The net increase would accommodate an additional story for housing and two additional off-street parking spaces in the ground-level garage. The site is approximately 3,781 square feet in area. The current garage provides two off-street parking spaces; four off-street parking spaces are proposed. The existing building on the project site was constructed around 1886. It is not included in any survey or inventory, but due to the construction date, it is placed in the Victorian Period (1860-1900) as specified by *San Francisco Preservation Bulletin No. 18*. The property is presumed not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district. The project requires a mandatory Discretionary Review per the Planning Commission's policy on residential demolitions.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Andrei Urazov, property owner

Telephone (415) 441-8318

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

August 22, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:

Andrei Urazov, property owner
Glenn Cabrerios, Neighborhood Planner
Ben Fu, Preservation Technical Specialist
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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).¹ The project is located in the Marina neighborhood, on the west side of Laguna Street. The subject block face has a mixed neighborhood character, ranging from an adjacent commercial parking garage to buildings characteristic of those constructed in the Victorian Period (1860-1900). The subject property itself is not associated with any significant events or historically renowned people and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Registrar of Historical Resources. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(2), or Class 1(l)(2), provides an exemption from environmental review for the demolition of a duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to demolition of up to six such structures. The proposed project would result in the demolition of one duplex and would therefore be exempt under Class 1(l)(2).

The proposed project would also involve the construction of a four-story (three-story over garage), two-unit residential building. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of two residential dwelling units is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant impact on historic resources. There are no other unusual circumstances surrounding the proposed project. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections Classes 1(l)(2) and 3(b).

¹ Memorandum from Ben Fu, Preservation Technical Specialist, to Rachel Schohn, Major Environmental Analysis. August 16, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Rachel Schohn

Project Info:

Address: 2915 Laguna Street
Block/Lot: 0531/005
Case No.: 2006.0580E
Date of Review: July 24, 2006

Planning Department Reviewer:

Ben Fu
415.558.6613
Ben.Fu@sfgov.org

Preparer / Consultant

Name: Michael Falser
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 773.0773
Fax:
Email:

Owner

Name: Andrei Urazon
Company:
Address: 1220 Chestnut Street
San Francisco, CA 94109
Phone: (415) 441.8318
Fax: (415) 441.8316
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing two-story over garage, two-family dwelling, constructed in 1886, and construct a new three-story over garage, two-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. The subject block-face has a mixed neighborhood character. The adjacent property to the south contains a commercial parking garage constructed circa 1924 with an extension building (Wells Fargo Bank) located at the corner of Laguna and Union Streets constructed in 1970. Two other properties (two properties north of the subject property) at the corner of Laguna and Filbert Streets contain buildings with the main styles of the Victorian Period (1860 – 1900) constructed prior to 1900. Both facades have been restored and/or maintained. Based upon Carey & Co.'s report, dated April 24, 2006, there is no indication that any historical renowned people ever owned or lived on the subject property,

or that the subject property is associated with any significant events. The building appears to be in relatively fair condition but does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject property is not believed to be an historic resource, so there are no integrity issues. Based upon the report prepared by Carey & Co. and judging by the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the main styles of the Victorian Period (1860 – 1900). Based upon old Sanborn Maps (year of 1893, 1899, and 1913) and building permit records, the 2915 Laguna Street building envelope appears to be similar to the original construction. However, the exterior façade has undergone major alterations, including the removal of all ornamentation and the bay window. 2915 Laguna Street was likely originally constructed as a two-story-over-basement Victorian building but over time, the façade was stripped of its original ornamentations and architectural elements. It is likely the building had vertically-oriented double-hung wood windows, detailed window trims, heavy cornice with decorative frieze and bracket detailing, and horizontal wood siding. 2915 Laguna Street currently has a flat stucco building façade and no indication of its original building details. The installation of aluminum windows at the façade also contributes to the loss of character.

3.) DETERMINATION Whether the property is an “historical resource” for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior’s Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior’s Standards. (go to 6. below)
- ☐ The project is **NOT** consistent with the Secretary of the Interior’s Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

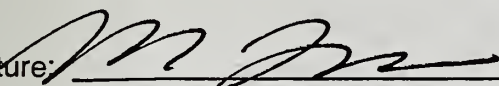
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project’s adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

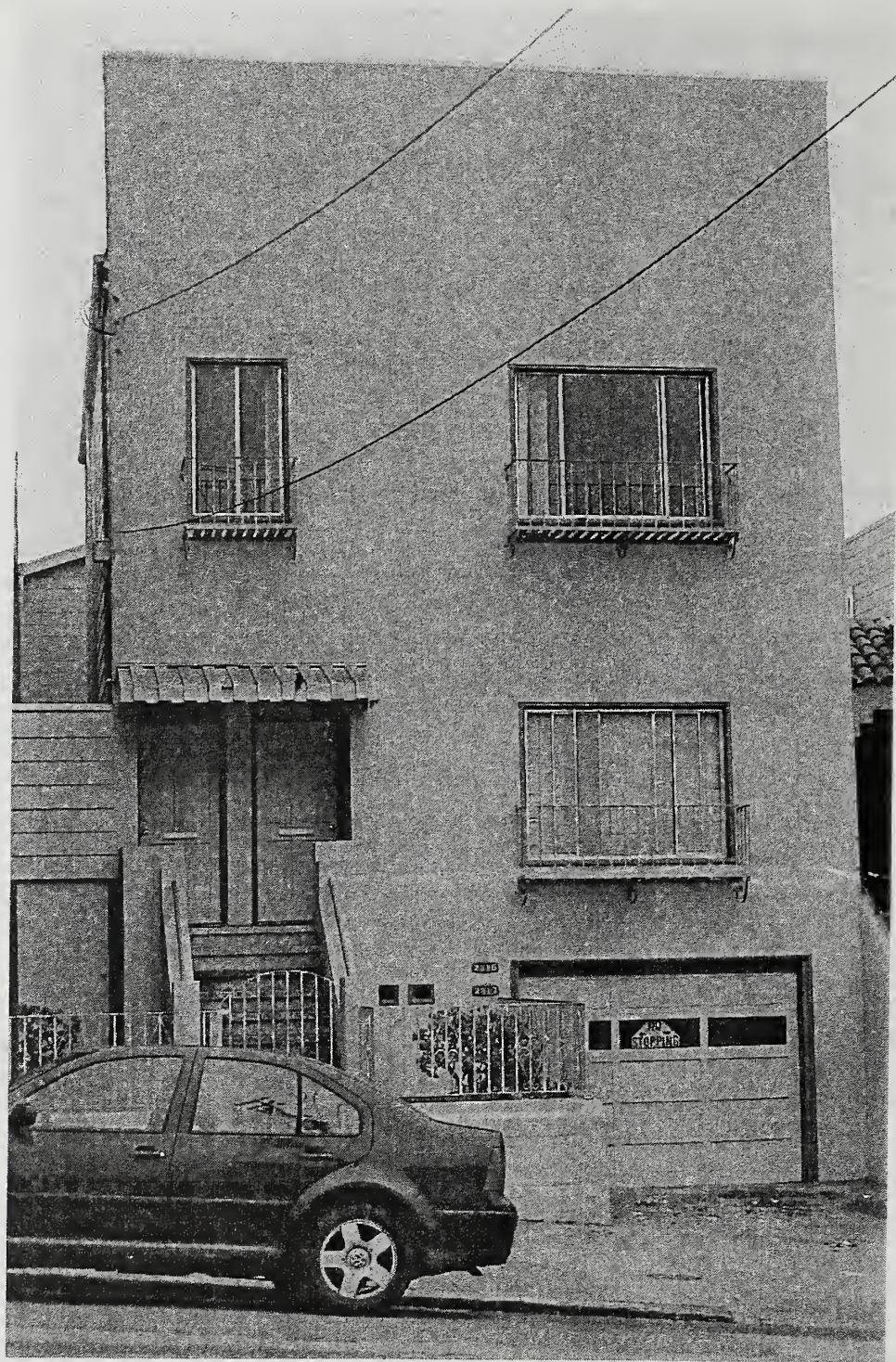
☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: 

Mark Luellen, Preservation Coordinator

Date: 8-16-06





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. & Title: 2006.0210E, 1693 Alemany Boulevard - Demolition of a single-family dwelling and construction of a single-family dwelling
Location: Alemany Boulevard between San Juan Avenue and Norton Street
Assessor Block and Lot: 3206/014, City and County of San Francisco

Description of Nature and Purpose of Project: The project site comprises a single lot located at 1693 Alemany Boulevard, (Assessor's Block 3206, Lot 014) on a block bounded by Alemany Boulevard to the north, Mission Street to the south, San Juan Avenue to the west and Norton Street to the east in San Francisco's Outer Mission neighborhood. The approximately 2,350-square-foot (0.05 acre) project site is occupied by a single-story, 15-foot-tall, 800-square-foot, one-bedroom, single-family residence constructed in circa 1914. The existing building is set back about 95 feet from the subject property's front lot line, with the front set back area used as open space and off-street parking. The project site is located in an RH-1 (Residential House, One-Family) Zoning District and is within a 40-X Height and Bulk District.

The proposed project involves demolition of the existing structure and construction of a new single-family residence on the project lot. The proposed 4,200-square-foot, five-bedroom home would be 30 feet tall and would include two off-street parking spaces in an at-grade garage at the front of the property. The proposed dwelling would be setback about 11 feet from the front property line and onsite open space would be provided in a private 600-square-foot yard at the rear of the lot.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Bill Guan, as a representative for the property owner Jeff Wong.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303(a)]; State Class Numbers 1 and 3.

REMARKS: Please see page 2.

Contact Person: Michael Jacinto

Telephone: (415) 558-5988

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 22, 2006

Paul Maltzer

Environmental Review Officer DOCUMENTS DEPT.

cc: Board of Supervisors M.D.F.
Exemption/Exclusion File
Distribution List

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Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for demolition and removal of individual small structures. Specifically, Section 15301(l)(1) exempts from environmental review demolition of one single-family residence. Additionally, CEQA State Guidelines Section 15303(a) (Class 3) provides an exemption for construction of one single-family residence. The proposed project would involve demolition of the existing single-family residence and construction of a new single-family residential building. Thus, the proposed project is appropriately exempt from environmental review under Classes 1 and 3.

According to Planning Department records, the existing dwelling was constructed in 1914. The subject property is not located in any known historic district. Based on an Historic Resource Evaluation dated July 25, 2006, there is no indication that any historically-renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events. Additionally, preservation technical specialists conducted a site visit and physical examination of the building on July 25, 2006 and determined that the existing building does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. The original structure has been considerably altered, including two side additions, new wood cladding, and replacement windows and doors. Accordingly, the Planning Department has determined that the subject property is not an historical resource, and therefore, the proposed project would not have an adverse effect on historical resources.¹

The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. No such trees exist on the subject property, however one "significant" tree, a Cottonwood, is located approximately 9 feet away from the property line, about 19 feet away from the proposed project. The Cottonwood has an approximate 20-inch trunk diameter, and its canopy is approximately 17 feet in diameter, covering the sidewalk 8 feet into the street. According to a tree disclosure statement submitted by the project sponsor, protective measure will be undertaken during construction to ensure potential adverse effects to the tree will be avoided, including the installation of protective barriers such as plastic fencing and warning signs.² Such measures, contained within DBI's Type-III tree protection regulations would avoid significant effects to the existing tree adjacent to the project site.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. Therefore, based upon the above analysis, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is appropriately exempt from environmental review.

Conclusion: CEQA State Guidelines Sections 15301(l)(1) and 15303(a) exempt from environmental review demolition of an existing single-family residence and construction of a new single-family residence, respectively. The proposed project would result in the demolition of a single-family residence and construction of a new single-family residence and, therefore, is appropriately exempt from environmental review under Class 1 and Class 3. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, San Francisco Planning Department to Michael Jacinto, Major Environmental Analysis, San Francisco Planning Department, July 25, 2006. (The Memorandum is attached to this Certificate of Determination).

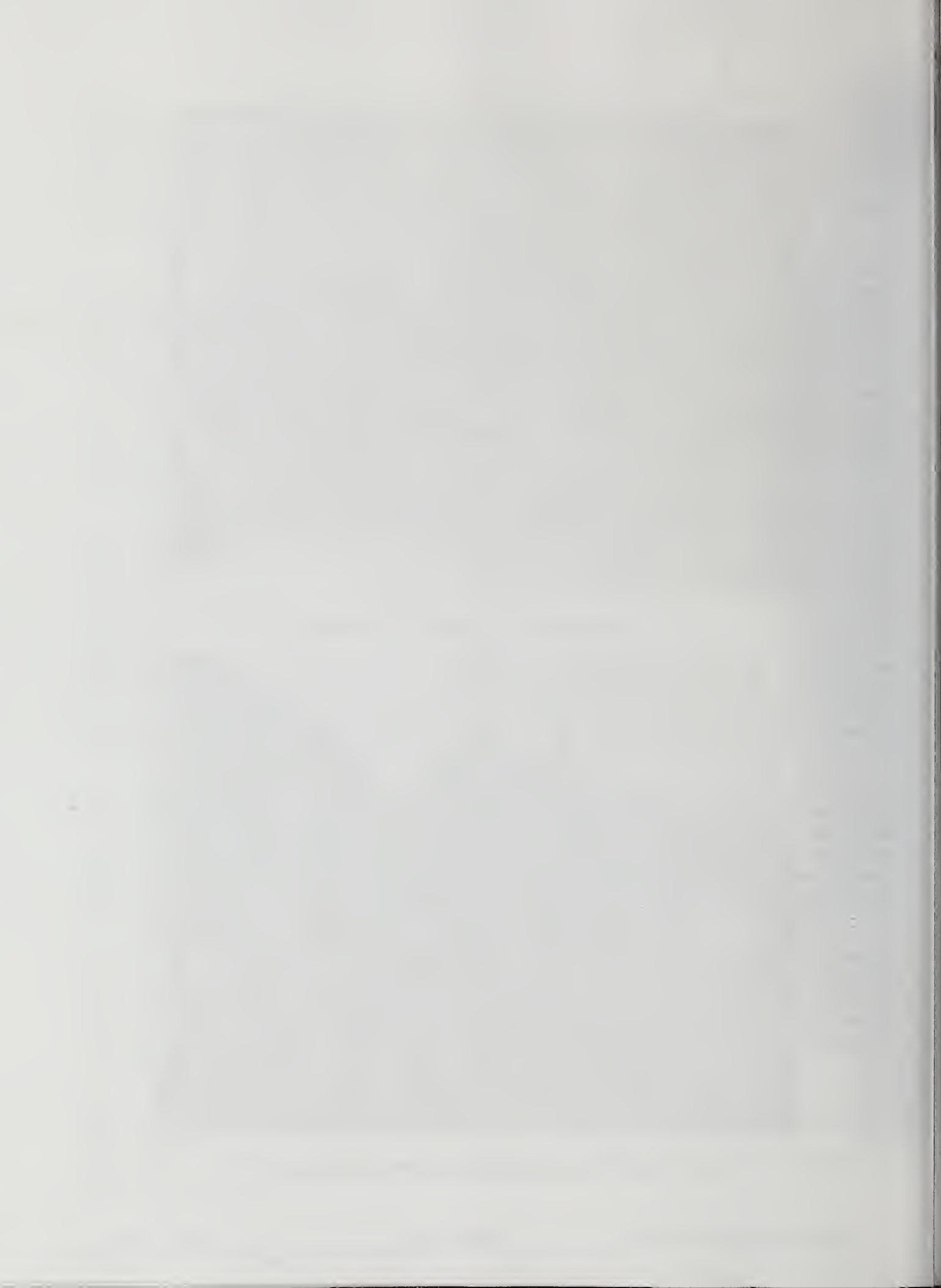
² Tree Protection Statement, Bill Guan, Xie Associates to Michael Jacinto, Major Environmental Analysis, San Francisco Planning Department, August 3, 2006.



View of the subject property from Alemany Boulevard



View of the existing single-family dwelling, 1693 Alemany Boulevard





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Michael Jacinto
Project Address: 1693 Alemany Blvd.
Block: 3206 Lot: 014
Case No.: 2006.0210E
Date of Review: 07/25/06

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Bill Xie Guan
Company: Xie Associates
Address: 1330 Palou Avenue
San Francisco, CA 94124
Phone: (415) 652-3047
Fax: (916) 923-4045
Email: bxgpeace@yahoo.com

Owner

Name: Jeff Wong
Company:
Address: 426 Arch Street
San Francisco, 94132
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish a one story, single-family dwelling unit located at the rear of the lot at 1693 Alemany Boulevard and to construct a new, single-family unit with two stories over a garage.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys.

Historic District / Neighborhood Context

The subject property is located on Alemany Boulevard, between Norton and San Juan Streets in the Outer Mission neighborhood. Alemany Boulevard at this location is comprised primarily of one and two story residential structures in a range of architectural styles.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: Although the Sanborn maps for the subject property indicate that the building was constructed in the very early twentieth century, the physical investigation performed on a July 25, 2006 site visit indicates that the building was not constructed as a "refugee shack" proper. Aspects of the building considered in the site visit were the structure's framing, cladding, dimensions, and ceiling configuration.

The original structure has been considerably altered, including two side additions, new wood cladding, and a replacement window and door. The existing structure on the subject property is not an historic resource for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

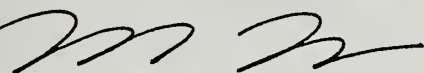
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the resource is currently located within a historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 7-28-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Cecilia Jaroclawsky, Neighborhood Planner, Southwest Quadrant





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0573E – 678 28th Street between Douglass and Diamond Streets
Project Location: 678 28th Street; between
Assessor's Block and Lot: Block 6605; Lot 013
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a two-story over basement, two-bedroom 1,075-square foot (sq ft) cottage constructed circa 1909, and construction of a new 4,060-sq ft, 30-foot-high, three-story over garage, single family dwelling. The proposed structure would be set back 9 1/6 feet from the front edge of the lot line and would provide off-street parking for two vehicles. The existing structure is set back 11 3/4 feet from the front edge of the lot line and has off-street parking for two vehicles. The project site is a 2,848-sq ft parcel on the north side of 28th Street within the block (Assessor's Block 6605; Lot 013) bounded by 28th Street to the south, Douglass Street to the west, Duncan Street to the north, and Diamond Street to the east. The project site, located in the Noe Valley neighborhood, is zoned RH-1 and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Neil Gehani, 415 509-8284

EXEMPT STATUS:

X Categorical Exemption, Class 3 and Class 1 [CEQA State Guidelines, Sections 15303(a) & 15301(i)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

August 23, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Neil Gehani, Project Sponsor
M. Smith & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the subject building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum).¹ The existing structure on the project site is a 1,075-square foot (sq ft) cottage constructed circa 1909, which features a peaked roof, bay window, and stucco façade. The Department's Preservation staff found the structure to lack integrity due to multiple alterations, which include removal of the wood siding façade and front porch. Overall, the building lacks workmanship and is devoid of detail. Additionally, the subject block is not eligible for historic district designation because there is no concentration of buildings dating from the qualifying periods of significance. Further, according to a supplemental historic submittal prepared by Kelly Pepper, a search of newspaper and biographical indexes for the property and its former occupants revealed no information, indicating that the site has not been home to any significant persons or the location of events that might contribute to the cultural history of California.²

Thus, although the existing building was constructed circa 1909, during the City's post-earthquake reconstruction period, the property does not meet the California Historic Register criteria that would render it eligible for inclusion. Applying the California Historic Register criteria, Preservation staff determined that the existing building is not a historic resource.³

As described above, the proposed project would construct a 4,060-sq ft single-family residential building. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3.

The proposed project would also require demolition of a 1,075-sq ft circa 1909 cottage. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition of up to three single-family residences in an urbanized area. Thus, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, project would be exempt under each of the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 678 28th Street, July 20, 2006.

² Supplemental Historic Submittal, 678 28th Street, San Francisco, CA, Prepared by Kelly Pepper, March 18, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0573E.

³ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 678 28th Street, July 20, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarette

Project Address: 678 28th Street

Block: Lot: 6605/013

Case No.: 2005.0573E

Date of Review: July 20, 2006

Planning Department Reviewer:

Michael E. Smith

415-558-6322

michael.e.smith@sfgov.org

Preparer / Consultant

Name: Kelly Pepper

Company: Town Consulting

Address: 2298 3rd Street
San Francisco, CA 94107

Phone: (415) 246.8855

Fax: (415) 480.1406

Email:

Owner

Name: Neil Gehani

Company: N/A

Address: 678 28th Street
San Francisco, CA 94131

Phone: N/A

Fax: N/A

Email: N/A

PROPOSED PROJECT

☒ Demolition

☐ Alteration

Project description: The project site is located on 28th Street between Douglass and Diamond Streets in the Noe Valley neighborhood. The proposal is to demolish the existing two-story over garage single-family dwelling that was constructed in 1909, and construct a new two-story over garage, single-family dwelling.

Pre-Existing Historic Rating / Survey: The existing building has no historic ratings and is not listed on any known survey.

Historic District / Neighborhood Context: The building is located in the upper part of Noe Valley where the neighborhood borders the newer development of the Diamond Heights neighborhood. The immediate neighborhood has a mixed character with a date of construction spanning 1900 to the present; the subject building is one of the oldest buildings within this context. There are no surveyed buildings on this block.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Preservationists have eluded that parts of this neighborhood may qualify to become a historic district. This block would not qualify as a historic district because it does not have a high concentration of buildings from the period of significance that was referenced for the potential districts. On the subject block face there are only a small number of buildings that fall within the period of significance for the potential district and many of them, including the subject building, have lost integrity through numerous alterations.

Based upon the supplemental historic information prepared by Kelly Pepper, dated September 21, 2005, and subsequent addendum submitted January 27, 2006 there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events. The building does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Water records indicate that the building was constructed in 1909, which places the building within the Edwardian period as specified by *San Francisco Preservation Bulletin No. 18*. The building retains its basic Edwardian design with its gabled roof, centered front entry, and bay window and it retains its location. However, the building lacks material integrity because its wood siding has been replaced by stucco, the first floor wood windows have been replaced with aluminum windows, and from Sanborn records it appears that the building had a front porch that is no longer present. The building retains its feeling because it still has its character defining gabled roof, but it lacks workmanship because what little detail it may have had has been stripped. On balance, the building lacks integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be a historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date:

7-20-06

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



Subject Property

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner: William Roth Martin

Telephone No.: (415) 433-2233

Fax No: ()

Email Address: roth@hedgegallery.com

Address: 1032 Broadway Street
San Francisco, CA 94133

Telephone No.: (415) 356-4600

Fax No: (415) 356-3888

Email Address: abarkley@luce.com

Project Contact: Alice Suet Yee Barkley, Esq.

Address: 121 Spear Street, Suite 200
San Francisco, California 94105

Site Information

Site Address(es): 1032 Broadway Street

Nearest Cross Street(s): Jones and Taylor Streets

Assessor's Block(s)/Lot(s): Block 150 / Lot 45 Zoning District(s): RH-2

Site Square Footage: 7,932.5 sf (95' X 83.5') Height/Bulk District(s): 40-X

Present or Previous Use of the Site: One-unit residential building

Does the project site have an average slope greater than 20 percent? No

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Building is a designated landmark located in a Federal Historic District

Project Description

Please Check All That Apply:

☐ Addition	☐ Change of Use	☐ New Construction	☐ Lot Split/Subdivision
☒ Alterations	☐ Demolition	☐ Zoning Change	☐ Other

Please Describe Proposed Use: One-unit residential building

Estimated Construction Cost: \$50,000

Previous Environmental Review: 1999 and 2001 Case No.: 1999.073E

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Certificate of Appropriateness

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

See Attachment

DOCUMENTS DEPT.

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ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☒
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections – See plans attached to application for Certificate of Appropriateness (Appendix 1)	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints - Previously Submitted.	☐
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☒
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: I understand that other applications and information may be required.

Signed: Alice Suet Yee Barkley Date: February 15, 2006
Agent of Owner

Print full name of applicant: Alice Suet Yee Barkley

(This space for staff use only)

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

Fees:

- ☒ \$65 Exemption Stamp
- ☐ \$150 Certificate of Exemption
(+ time and materials)

CLASS 31 rehabilitation of
an historical resource consistent
with the Secretary of Interior's
Standards for the Treatment of Historic
Properties. 8/28/06
JOY NAVARRETE

Case No. _____



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joe Navarrete

Project Address: 1032 Broadway

Block: 0150 Lot: 045

Case No.:

Date of Review: August 21, 2006

Planning Department Reviewer:

April Hesik

415.558.6602

april.hesik@sfgov.org

Preparer / Consultant

Name: Alice Suet Yee Barkley

Company: Luce, Forward, Hamilton & Scripps, LLP

Address: 121 Spear Street, Ste. 200

Phone: 415.356.4635

Fax: 415.356.3888

Email: abarkley@luce.com

Owner

Name: William Roth Martin

Company:

Address: 2269 Chestnut Street

Phone: 415.434.3004

Fax:

Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to modify the exterior of the building by replacing and relocating existing windows and doors; restoring decorative wood trim; adding new windows on the north elevation; removing a bay at the south elevation; restoring a bay at the south elevation; replacing the existing wood steps and walkway with brick steps and walkway; replacing the flat roof at the rear with a pitched roof; and removing one chimney and adding two new chimneys.

Pre-Existing Historic Rating / Survey

- Listed in Article 10 of the Planning Code as City Landmark No. 97, the Atkinson House.
- Listed in the National Register of Historic Places as a Contributor to the Russian Hill-Vallejo Crest Historic District.
- Listed in the California Register of Historical Resources as a Contributor to the Russian Hill-Vallejo Crest Historic District.
- Listed in the California Historic Resource Inventory System with Status Codes 1D and 3D.

Historic District / Neighborhood Context

The subject property is located within the Russian Hill-Vallejo Crest Historic District, which is listed in both the National Register and the California Register. The district is located on the southeastern crest of Russian Hill, a residential enclave defined and protected by walls and natural bluffs. The district contains several buildings that pioneered what became known as the First Bay Area Tradition, as well as buildings in the Second Bay Area Tradition and the Mission/Spanish Colonial, Pueblo/Mission Revival, Colonial Revival, Craftsman, and Italianate styles. A Beaux Arts-planned street runs through the central portion of the district. The district has a period of significance from 1888-1941. It is significant under National Register Criterion A (events) because it was a meeting

place of persons noted in the arts, and as an island that escaped the fire of 1906; under Criterion B (persons) because it contains the historic residences of important artists and writers; and under Criterion C (architecture) because it contains masterworks of Willis Polk, as well as the work of other significant architects, and possesses high artistic values for the pioneering works of the First Bay Area Tradition and the Beaux Arts streetscape.

The subject property is within an RH-2 (Residential, Two-Family House) District and a 40-X height and bulk district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event: or** ☒ Yes ☐ No ☐ Unable to determine
- **Persons: or** ☒ Yes ☐ No ☐ Unable to determine
- **Architecture: or** ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context
If Yes, Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☒ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

- (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

According to information submitted by preservation architect Page & Turnbull, the project appears to meet the Secretary of the Interior's Standards. The proposed work would primarily undo prior alterations and will not adversely impact the building's historic fabric or character-defining features. Non-historic fenestration added primarily in 1998-2000 will be removed and windows and doors that reflect the original fenestration pattern will be added. The street-facing elevation will be brought back to its historic appearance by removing a bay added in 1998-2000 and recreating a historic bay as documented in historic photographs. The front wood steps and walkway that were added in 1998-2000 will be replaced with a brick walkway and steps that will be compatible with the existing brick paths. Distinctive wood details, including railings, newel posts, balusters, and eave brackets, will be restored. A non-historic flat roof at the rear of the house will be removed and replaced with a pitched roof that will be compatible with the existing pitched roof. A non-historic chimney will be removed; two new chimneys that are compatible with the building will be added.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposal should retain the character-defining exterior features that date from the building's period of significance, which appears to be 1853-1929. In addition to the building's form and siting, these features include the original fenestration; the characteristic pitched roofline; the cement plaster finish; and the distinctive wood details, including the eave brackets, railings, newel posts, and balusters.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed modifications are consistent with the Secretary's Standards and will not have an adverse effect on the Russian Hill/Vallejo Crest National Register Historic District.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 8-24-04

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

South-East corner of House

2001





PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.1192E - 519 33rd Avenue
Project Location: 519 33rd Avenue; between Geary Blvd. and Anza Street
Assessor's Block and Lot: Block 1511; Lot 002
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a 625-square foot (sq ft) cottage constructed prior to 1909 and construction of a 5,358-sq ft, 40-foot-high, two-unit over two-car garage, residential building. The existing building height is 22 feet with no off-street parking. The site, on the western side of 33rd Avenue, one lot (100 feet) south of the northeast corner lot, is a rectangular parcel of 2,996 sq ft within the city block (Assessor's Block 1511; Lot 002) bounded by Geary Blvd. to the north, 33rd Avenue to the east, Anza Street to the south, and 34th Avenue to the west. The project site, located in the Outer Richmond neighborhood, is zoned RH-2 (Residential, House - Two Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Lawrence Mock, 415-626-6868, representing Albert Ko

EXEMPT STATUS:

☒ Categorical Exemption, Class 1 and Class 3 [CEQA State Guidelines, Sections 15301(l)(1) & 15303(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

9/6/06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Lawrence Mock, Project Sponsor
TBA & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.

SEP 20 2006

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the existing building is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response)¹. The existing structure on the project site is a cottage residence, originally constructed as a carriage house prior to 1909. According to a supplemental historic information submittal prepared by Lawrence Mock, the structure was detached from a larger building on the subject lot and moved to its current location (the larger building is no longer located on the subject lot). A 1909 building permit verifies the date of the relocation.²

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Historic Register.³ In addition, the Department's Preservation staff found the structure to lack integrity due to multiple alterations, which include the removal of the original wood façade detailing, which has been replaced by a stucco and Spanish tile theme, replacement of wood sash windows with aluminum windows, the addition of a second story, parapet, and awning, and the relocation of the structure to the front of the parcel. Applying the California Historic Register criteria, Preservation staff determined that the existing building is not a historic resource.⁴

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of a single-family residence. The proposed project would entail demolition of a 625-sq ft residential structure. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 5,358-sq ft building consisting of two residential units over a ground-floor commercial space. CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence. Therefore, the proposed construction is exempt from environmental review under Class 3.

Because the proposed project would necessitate the movement of ground soils, the Planning Department conducted an archeological sensitivity analysis to assess the potential for disturbance to subterranean artifacts. The analysis confirmed that there are no known historic archeological resources located at or near the project site. Therefore, there could be no adverse effect on such resources.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under each of the above-cited classifications.

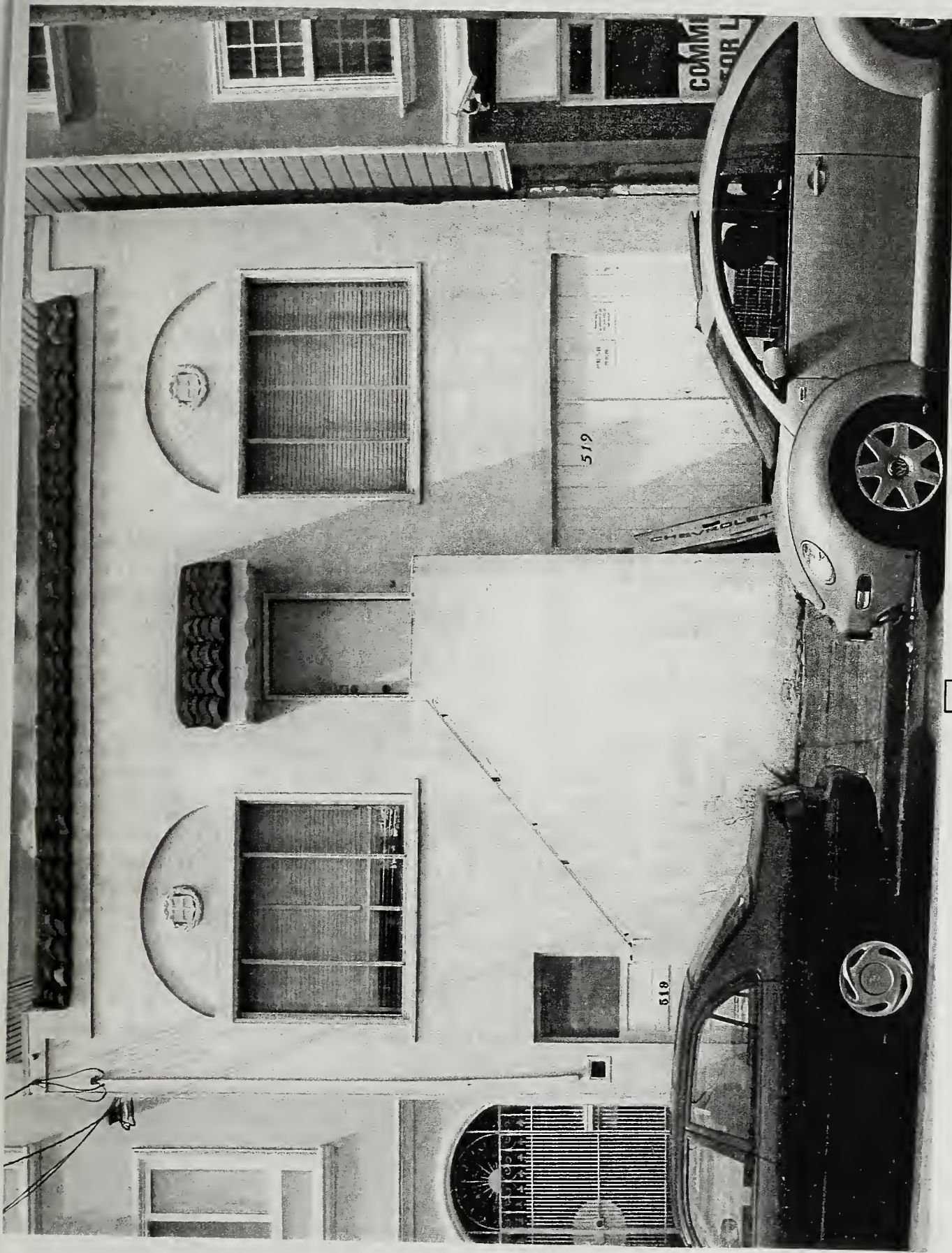
For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Ben Fu, Preservation Resource Specialist, Historic Resource Evaluation Response for 519 33rd Avenue, July 24, 2006.

² Supplemental historic information submittal, 519 33rd Avenue, San Francisco, Calif. Prepared by Lawrence Mock, December 20, 2006. This document is available for review by appointment at 1660 Mission St., San Francisco, Calif., Case No. 2005.1192E.

³ Ibid.

⁴ Memorandum from Ben Fu, Preservation Resource Specialist, Historic Resource Evaluation Response for 519 33rd Avenue, July 24, 2006.



a 519 33rd Avenue Façade - July 2006





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COMMISSION CALENDAR
INFO: 558-6422

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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Jeremy Battis

Project Info:

Address: 519 33rd Avenue
Block/Lot: 1511/002
Case No.: 2005.1192E
Date of Review: September 5, 2006

Planning Department Reviewer:

Ben Fu
415.558.6613
Ben.Fu@sfgov.org

Preparer / Consultant

Name: Lawrence Mock
Company: Mock / Wallace Architects
Address: 1108 Bryant Street
San Francisco, CA 94103
Phone: (415) 626.6868
Fax: (415) 626.6982
Email: mwadmin@mockwallace.com

Owner

Name: Albert Ko / Marian Lam
Company:
Address: 1343 22nd Avenue
San Francisco, CA 94122
Phone: (415) 286.1010
Fax:
Email: agentako88@hotmail.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing one-story over garage, one-family dwelling, constructed circa 1909, and construct a new three-story over garage, two-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is not believed to be an historic resource so there is no period of significance. The building is not located in any known historic district. According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed. The adjacent property to the north, at the southwest corner of Geary Boulevard and 33rd Avenue, contains a new four-story, residential/mixed-use building currently under construction. The adjacent property to the south contains a two-unit residential building that was constructed in 2001. Based upon Mock/Wallace Architects' application, dated December 20, 2005, and the additional materials submitted on August 16, 2006, there is no indication that any historical renowned individuals ever owned or lived on the subject property, or that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☒ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon the report prepared by Mock/Wallace Architects and judging by the photographs submitted, the subject building does not exhibit any of the architectural characteristics consistent with any of the main styles of the Late Nineteenth and Early Twentieth Century Revivals Period (1890 – 1940) or the Edwardian Period (1901 – 1910). Based upon old Sanborn Maps and building permit records, it is clear that 519 33rd Avenue as it appears today is not how it was originally constructed. The building façade appears to have been altered overtime. According to building permit history, the building was moved to the front of the property in 1909 and rooms were added to complete the conversion to dwelling unit. 519 33rd Avenue was likely originally constructed prior to 1909 as a one-story carriage house. The building was likely converted to a residential unit through interior configuration, adding a new second floor containing three rooms, and adding a new exterior stair to allow access to the main level of the building. It is likely that over time, the façade was stripped of its original ornamentations and architectural elements, such as wood siding and trim, and refinished with cement plaster and added a new tile-roof building parapet and a new tile-awning over the elevated entrance. New arches over the windows and a ground floor garage were also added sometime after the relocation. 519 33rd Avenue currently has a stucco building façade and no indication of its original building details of a carriage house. The installation of aluminum windows at the façade also contributes to the loss of character.

3.) DETERMINATION Whether the property is an “historical resource” for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior’s Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior’s Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior’s Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response: N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

9-7-06





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0050E – Alteration and Addition to a Single-Family Residence
Location: 3577 Pacific Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 4,181-square-foot project site is located at 3577 Pacific Avenue (Assessor's Block 0970, Lot 014) between Spruce and Locust Streets, on an upward sloping lot. The existing single-family, one-story over basement, approximately 1,505-square-foot building was constructed in 1951.¹ The proposed project would result in interior renovations, minor façade alteration, addition of basement living area, horizontal expansion of the first story, and addition of a second story with a roof deck. Upon completion of the proposed project, the building would be about 4,136 gross square feet.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mitch Menaged, 415-885-5992

DOCUMENTS DEPT.

Exempt Status:
☒ Categorical Exemption [State CEQA Guidelines, Section 15301 (Class 1)]

SEP 15 2006

Remarks: Please see reverse side

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Contact Person: Viktoriya Mass

Telephone: (415) 558-5955

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

9/8/06

PAUL E. MALTZER
Environmental Review Officer

Cc:

Mitch Menaged, Project Sponsor
Gregory Iboshi, Huang Iboshi Architecture
Isolde Wilson, Planning Department
Historic Distribution List
Sue Hestor

Michela Alioto-Pier, District 2, Board of Supervisors
Planning Commission
V. Byrd/Bulletin Board and Master Decision File
Exemption/Exclusion File

¹ The area of the existing building and proposed addition was provided by Huang Iboshi Architecture, 3577 Pacific Avenue Renovation & Addition, plans dated July 12, 2006.

Description of Nature and Purpose of Project, continued:

The proposed project would expand the existing building by approximately 2,631 gross square feet. The basement would be extended towards the rear to add approximately 688 gross square feet of new living space and the existing two off-street parking spaces. The first story would be expanded to add approximately 361 gross square feet of new living space. The new second story addition would be approximately 1,582 gross square feet. The second story would be set back 10 feet from the front wall plane of the existing first story. The proposed project would include an approximately 426-gross-square-foot roof deck. At its tallest point, the remodeled building would be approximately 33.5 feet.

The project site is located on the south side of Pacific Avenue, in the block bounded by Spruce, Jackson and Locust Streets, and Pacific Avenue, in the Presidio Heights neighborhood. The project site is in the RH-1 (Residential, House, One-Family) zoning district and is within a 40-X height and bulk district. The proposed project would not require any variances, special authorizations, or revisions to the City *Planning Code* or Zoning Maps.

Remarks:

California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities. Specifically, Section 15301(e)(2) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The proposed project would result in an addition of approximately 2,631 gross square feet to the existing 1,505 gross-square-foot building. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

Additionally, CEQA Guidelines Section 15301(a) specifically exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include interior renovations in the existing structure as well as alterations to the façade.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The following discussion indicates that the proposed project would not have a significant effect on the environment.

Archaeological Resources. In order to accommodate the additional living space in the basement, the proposed project would require excavation. Accordingly, Planning Department staff archaeologist has reviewed the proposed project to determine whether it would be expected to have a significant adverse effect on archaeological resources.² The proposed project would involve excavation within an area of about 600 square feet of the property's rear yard to a depth of about 9.5 feet below grade in order to accommodate the additional

² Michael Jacinto/Randall Dean, Planning Department Staff, *Memorandum to File 2006.0050E (3577 Pacific Avenue), Archaeological Sensitivity*, March 24, 2006. This document is on file and available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2006.0050E.

living space. The proposed addition would be supported on a concrete mat foundation of about 8 to 18 inches. Based on the limited area of excavation/soils disturbance anticipated as part of the proposed project and that archaeological resources are not expected to be located at the site or in its immediate surroundings, Planning Department staff archaeologist determined that the proposed project would not adversely affect historic archaeological resources.

Historic Resources. A Historic Resource Evaluation Response Memorandum (HRER) prepared by the Planning Department determined that the existing building is an historic resource.³ The subject property is a Modernist Second Bay Region Tradition style single family home. It is one of three contiguous structures on the street frontage that demonstrates the Second Bay Region Tradition. The other two properties are located at either side of the subject property. The existing building is listed on the 1976 *Architectural Survey*. Additionally, the building is located in its original place, and retains most of its original features and materials. It is an excellent example of the Second Bay Area Region Tradition and the practice of International style architecture in residential design in the early 1950's, and it is the work of an architect, Frederic LeRoy Confer, of some note in the region. The original design of the exterior and other defining architectural characteristics of the building have not been significantly altered and the subject property retains a high degree of integrity. The HRER determined that the proposed project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings* (Secretary of the Interior's Standards).⁴ The design of the new second story would incorporate a 10-foot setback from the front wall plane of the existing first story of the structure. The setback would differentiate the addition from the existing character defining projecting first story element of the building. The rehabilitation of the existing front façade would not change the character defining features of the building. The building would still retain the five bays, at the existing first floor level, each composed of single-light floor to ceiling windows. The wood mullions would also be retained dividing the five bays that align with wood beams at the soffit (upon which rests the roof). The roof trim with its two-foot projection would be retained as it wraps around the building from the front façade to the east-building wall, which faces the notched-back entry area. The proposed project would be compatible with the existing structure and nearby buildings.

In summary, the HRER found that the existing building is an historic resource for the purposes of CEQA and that the proposed project meets the Secretary of the Interior's Standards. Accordingly, the proposed project would not result in a significant historic resources impact.

Geology and Soils. It is anticipated that the excavations at the basement level would be up to 11 feet deep. The excavation and the forming and pouring of new concrete foundations will be done in alternating 6-foot sections so as not to cause any adverse effects on the neighboring properties. If any loose sands are encountered, the sands would be injected with pressured cement grout to stabilize the sands prior to excavation. The soil in the area of excavation would not be compromised.⁵

³ Dan DiBartolo, Planning Department Preservation Technical Specialist, *Memorandum: Historic Resource Evaluation Response for 3577 Pacific Avenue*, August 22, 2006. (The Memorandum is attached to this Certificate of Determination).

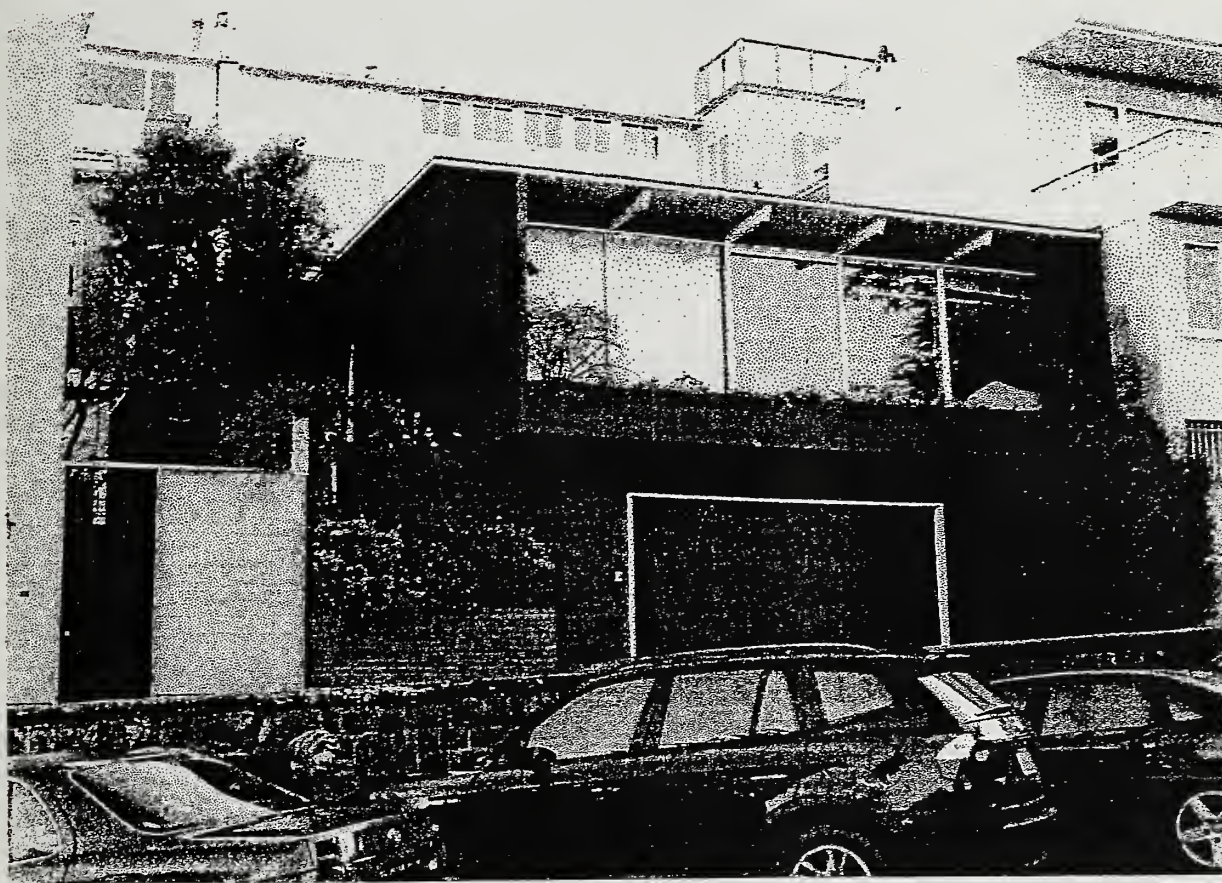
⁴ Ibid.

⁵ Don David, Registered Professional Engineer, Double-D Engineering, *Preliminary Evaluation of Excavation for 3577 Pacific Avenue*, March 29, 2006. This document is on file and available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2006.0050E.

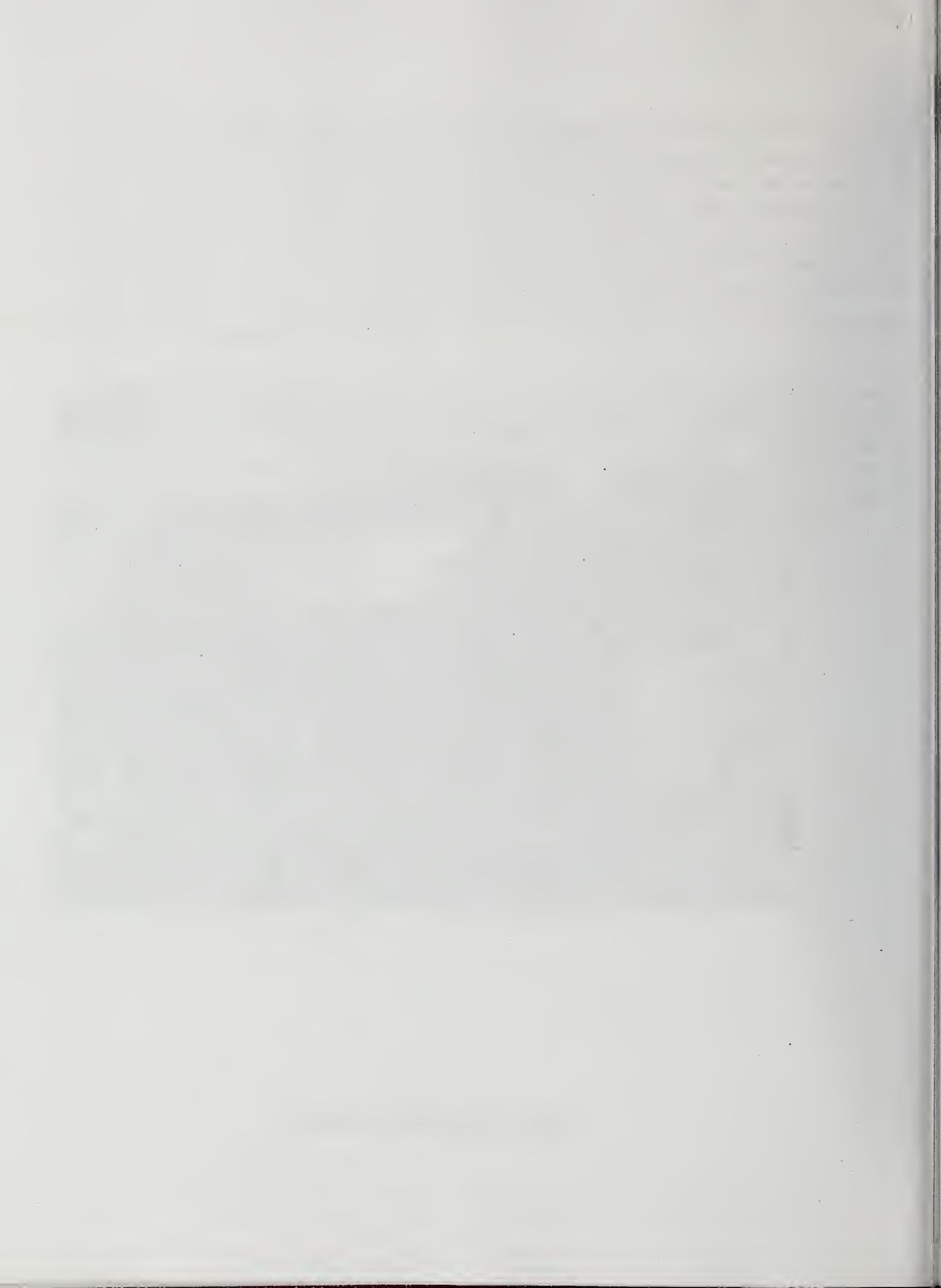
Conclusion:

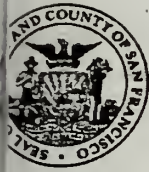
CEQA Guidelines Sections 15301 (Class 1) provides an exemption from environmental review for: 1) minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances (Section 15301(a)); and 2) additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive (Section 15301(e)(2)). The proposed project would include alteration of existing facilities and would result in an increase of less than 10,000 square feet. Additionally, adequate public services exist to serve the proposed project and allow for maximum development under the *General Plan*, and the project site is not in an environmentally sensitive area.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant impact on cultural resources. Additionally, the soils in the area of the excavations would not be compromised. There are no other unusual circumstances surrounding the proposed project. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections 15301(a) and (e)(2).



3577 Pacific Avenue





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 3577 Pacific Avenue
Block: 0970 Lot: 014
Case No.: 2006.0050E
Date of Review: August 22, 2006

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Charles J. Higley
Company: Reuben & Junius, LLP
Address: 235 Pine Street, Suite 1600
Phone: 415 567 9000
Fax: 415 399 9480
Email: cjhigley@reubenlaw.com

Owner

Name: Mitch Menaged
Address: 807 Francisco Street
Phone: 415 885-5992
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal would alter and add to the existing one-story over ground level single-family dwelling. Work would include the addition of one story to the building, the addition of living area at the rear of the existing ground level and further interior alterations.

Pre-Existing Historic Rating / Survey

The subject is listed in the City's 1976 Architectural Survey.

Neighborhood Context

The one-story over ground level Modernist Second Bay Region Tradition style single family home, built in 1951, occupies an irregular 4181 square foot lot. The subject property is one of three contiguous structures on the street frontage that demonstrate the Second Bay Region Tradition. The other two properties are located at either side of the property.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- Event: or
• Persons: or
- ☐ Yes ☐ No ☒ Unable to determine
☐ Yes ☐ No ☒ Unable to determine

- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
 - **Information Potential:** ☐ Further investigation recommended.
- District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building is located in its original place and retains most of its original features and materials. The building is an excellent example of the Second Bay Area Region Tradition and the practice of International style architecture in residential design in the early 1950's, and is the work of an architect, Frederic LeRoy Confer, of some note in the region. The original design of the exterior and other defining architectural characteristics of the building have not been significantly altered. The subject property retains a high degree of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☒ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards, (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project appears to meet the Secretary of Interior standards and would be compatible with the existing structure and nearby buildings. The design of the new second floor level would incorporate a 10-foot setback from the front wall plane of the existing first floor of the structure. These setbacks differentiate the addition from the existing character defining projecting first floor element of the building.

The rehabilitation of the existing front facade would not change the character defining features of the building. The project would still retain the five bays, at the existing first floor level, each composed of single-light floor to ceiling windows. The wood mullions would also be retained dividing the five bays that align with wood beams at the soffit (upon which rests the roof). The roof trim with

its two-foot projection would be retained as it wraps around the building from the front facade to the east-building wall, which faces the notched-back entry area, in general conformity with plans on file with building permit application 2005.10.07.5061S R-3, dated July 14, 2006.

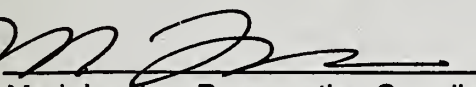
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

8/22/06

cc: Recording Secretary, Landmarks Preservation Advisory Board



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0340E – Horizontal and Vertical Addition to Single-family Residence
Location: 422 Valley Street, between Noe and Castro Streets
Assessor's Block and Lot: Block 6612; Lot 011
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves a vertical and horizontal addition to the rear of a one and one half-story over garage single-family residence located at 422 Valley Street [Assessor's Block 6612, Lot 011]. It also involves demolition of an existing 267 square-foot shed located at the rear of the property. The existing residential structure on the project site is an approximately 1,533 square-foot one and one half-story over garage single-family residence with an estimated construction date of 1907. The proposed project would add approximately 1,020 square feet to the rear of the existing basement and first floors. In addition, two floors totaling approximately 1,662 square feet would be added above the new extension and at the rear of the existing building. The resulting structure would be a 4,215 gross-square-foot three-story over garage single-family residence. The existing building was reviewed for historic resource issues and was determined not to be an historical resource for the purposes of CEQA. Please see the attached Historic Resource Evaluation Response dated August 31, 2006. The project site is an approximately 2,850 square-foot lot on the north side of Valley Street between Castro and Noe Streets in San Francisco's Noe Valley neighborhood. The project site is zoned RH-2 (Residential House, Two Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Mark Thomas, AIA, (415) 543-5005, representing Jeffrey Heuer

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15301(e) (2)]; Class Number 1(e) (2).

REMARKS: Please see the next page.

Contact Person: Debra Dwyer

Telephone: (415) 558-5917

Date of Determination:

9/12/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Mark Thomas
Jeffrey Heuer
Kate Conner, Neighborhood Planner Southwest Team
Historic Distribution list
Bulletin Board
M.D.F.
Exemption/Exclusion File
Sue Hestor, Attorney at Law

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REMARKS (continued from previous page):

Initially, in evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 422 Valley Street is an historical resource as defined by CEQA. Through the property owner, supplemental information regarding the property history was provided to the Planning Department.¹ In a memorandum dated August 31, 2006, the Planning Department evaluated the historical resource status of the building at 422 Valley Street and found that it is not an historical resource pursuant to CEQA for the following reasons.² The building on the project site is a one and one half-story over garage single-family dwelling with an estimated construction date of 1907. A garage at grade was subsequently added to the front of the property. The existing 267 square-foot shed located at the rear of the property and proposed for demolition appears to have been constructed in 1950. The building is not included on any historic surveys. It does not meet the California Register criteria of significance by being associated with any significant events, persons, or context, nor does it retain sufficient architectural characteristics that would make it eligible for the California Register.³ In particular, the building's street-facing elevation has been altered in a number of ways. There appear to have been changes to the roof form. Spanish tile was added to the front portion of the roof and over each of the two front bays. A garage was added at grade level. The front façade was re-clad in asbestos shingle. Finally, the original wood windows have been replaced with aluminum windows.

With respect to context, the buildings on this block of Valley Street do not exhibit sufficient unity of architectural style to be eligible for inclusion in an historic district. Therefore, the proposed project was also determined not to have an adverse effect on off-site historical resources.⁴ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The proposed project involves a vertical and horizontal addition to the rear of the one and one half-story over garage single-family residence. It also involves demolition of an existing 267 square-foot shed at the rear of the property. The project site is on a lot that slopes up toward the rear of the property. The horizontal addition at the basement level would add an additional off-street parking space and storage. Minor excavation would be required to extend the rear approximately 10' 5" beyond the existing structure and widen it to 22.5' for the full length of the extension at the basement level. Minor excavation would also be required at the rear of the first floor where the new building would extend 21' 11" beyond the current structure to expand the kitchen and add a family room. Two new floors would be added above and to the rear of the existing building to provide four bedrooms and three bathrooms.

CEQA State Guidelines Section 15301(e)(1) provides an exemption from environmental review for additions to residential structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square feet, whichever is less. The proposed project would add approximately 2,682 gross-square-feet to the existing residential structure. However, CEQA State Guidelines Section 15301(e)(2) provides an exemption from environmental review for the construction of a project of up to 10,000 gross-square-feet in urban areas where all public services and facilities such as utilities are already provided, and the site is not located in an environmentally sensitive area. Environmentally sensitive areas are generally those where rare or threatened species maintain habitat. The proposed project would pose no impact to such an area. Therefore, the project would qualify for exemption from further CEQA review under Class 1(e)(2).

¹ Supplemental Information for 422 Valley Street. Prepared by Jeffrey R. Heuer, submitted June 13, 2006. This information is available for review by appointment at 1660 Mission Street, San Francisco, Docket No. 2006.0340E.

² Memorandum from Sophie Middlebrook, Historic Preservation Technical Specialist, to Debra Dwyer, Major Environmental Analysis. August 31, 2006. Attached.

³ Ibid.

⁴ Ibid.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed construction is in a residential area. As part of standard construction practices, the builder would be required to minimize dust and noise associated with project construction, and as regulated by the statutory requirements of the Department of Building Inspection (DBI) and San Francisco Police Department. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest the reasonable possibility of significant environmental effects. Therefore, the proposed project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer
Project Address: 422 Valley Street
Block: 6612 Lot: 011
Case No.: 2006.0340E
Date of Review: August 21, 2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Jeffrey R. Heuer
Company: JR Heuer, Inc.
Address: 2339 Third Street
San Francisco, CA 94107
Phone: (415) 377-2446
Fax: (415) 437-6766
Email: jeffheuer@aol.com

Owner

Name: Jeffrey R. Heuer
Company:
Address: 1409 Noe Street
San Francisco, 94131
Phone: (415) 377-2446
Fax: (415) 437-6766
Email: jeffheuer@aol.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to construct a vertical and horizontal addition on the rear of the subject property, and to substantially alter its street-facing elevation. The existing structure is a single family dwelling with one and half stories over a garage at grade level. Proposed alterations include the addition of a second and third floor at the rear of the building, the addition of one off-street parking place (and a new curb cut), and selective demolition of the interior of the structure.

Proposed plans also include the demolition of a small building on the rear of the lot, which appears to have been constructed in 1950. This rear building is not included on any Sanborn Fire Insurance map.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys. Although information provided by the County Assessor indicates that the building was constructed in 1900, and information provided by the project sponsor suggests the building was constructed in 1917, research based on a review of historic Sanborn fire insurance maps and on the building's recorded chain of title suggests that the subject property was constructed in 1907.

Historic District / Neighborhood Context

The subject property is located in Noe Valley on Valley Street, bounded by Castro Street to the West, Noe Street to the East, 28th Street to the North, and 29th Street to the South. Valley Street at this location is comprised of residential buildings that are primarily one and two stories over garages at grade level. There are a total of fifteen buildings on the north and south sides of the block that were constructed prior to 1913, and therefore considered Category "B" buildings for the purposes of CEQA review. Although there is a strikingly high concentration of buildings built

between 1906 and 1911, most have been heavily altered. Buildings on the block are a range of architectural styles, from the small scale, wood-clad cottages constructed just after the 1906 earthquake, to slightly larger, stucco-clad residences constructed in the 1920's, to flat-fronted structures constructed in the nineteen sixties, seventies, and eighties. Based on a site visit to the area made on August 25, 2006, it does not appear that there is sufficient unity of architectural style to make the area eligible for inclusion in an historic district.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building's footprint first appears on the 1915 Sanborn Fire Insurance map, and remains essentially unchanged today. Information provided by the project sponsor indicates that the building's first deed was recorded in 1907. A permit was granted in 1939 to "remodel house with Johns-Manville Cedargrain asbestos siding." Although no permit was located for the addition of Spanish tile to the front gables, parapet, bays, and pent roof of the main entrance, it is likely that the tiles were added sometime during or after 1925 to conform with the style of buildings being constructed on both sides of the block. The original wood windows have been replaced with aluminum windows. A permit for a new garage door was granted in 1997; it is likely that the actual garage structure was added below the house at an earlier date. The existing subject property does not retain sufficient architectural characteristics to make it eligible for the California Register, nor is it associated with events or individuals significant to local or regional history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks

setting,	☒ Retains	☐ Lacks
feeling,	☐ Retains	☒ Lacks
association.	☐ Retains	☒ Lacks

Notes:

As noted above, the building's street facing elevation has been altered, including what appear to be alterations to the roof form and the addition of Spanish tile to the front portion of the roof and over each of the two front bays. A garage has been added to the front of the building at grade level. The front elevation has been re-clad in asbestos shingle, and the original wood windows have been replaced with aluminum windows.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: Based on a site visit conducted by planning staff on August 25, 2006, it does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

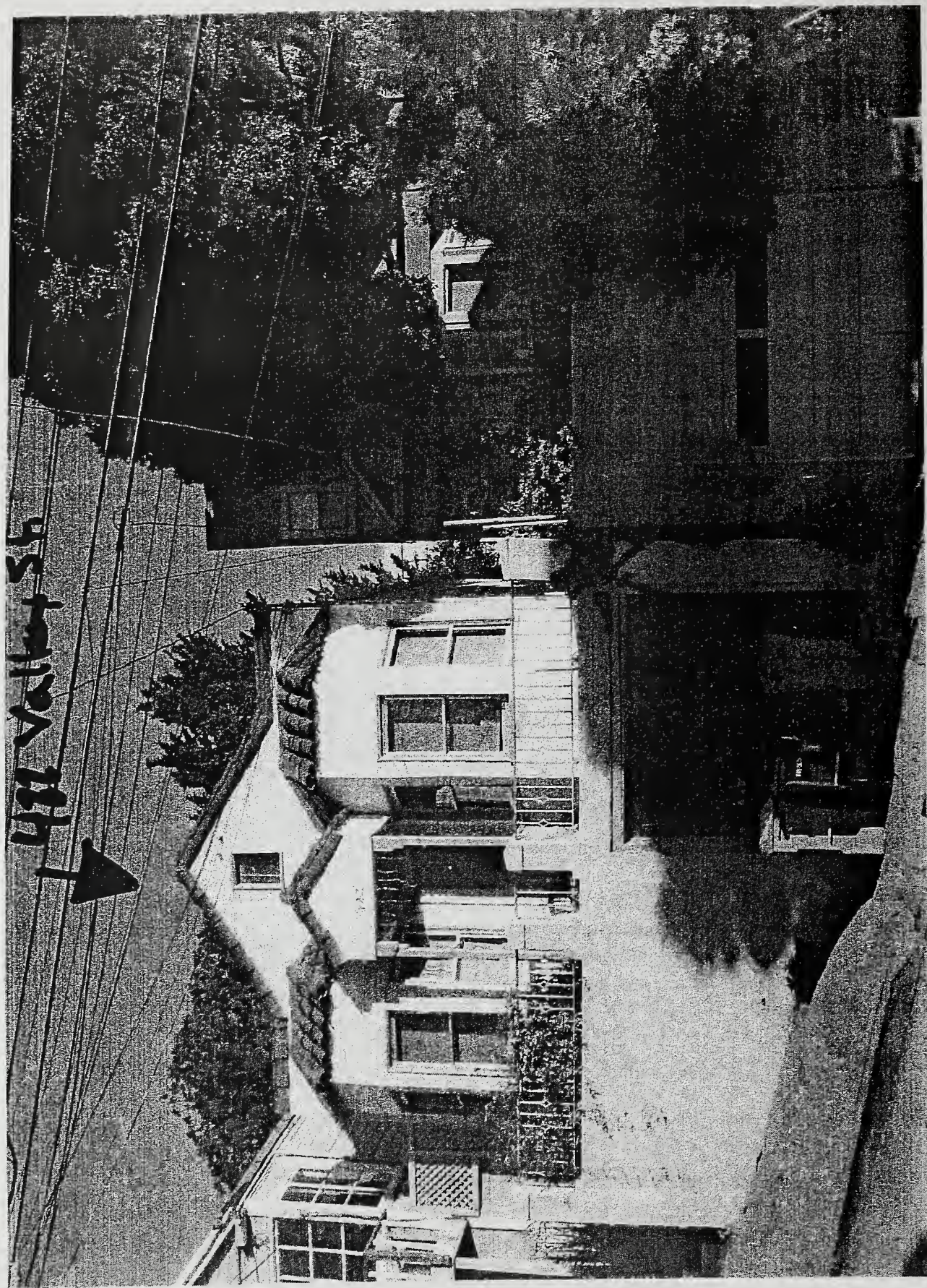
Signature

Mark Luellen, Preservation Coordinator

Date:

8-31-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Kate Conner, Neighborhood Planner, Southwest Quadrant



434 Valley St



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CERTIFICATE OF DETERMINATION

SEP 19 2006

OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Title: 2006.0211E: Proposed demolition of a single-family structure and construction of a two-unit residential building.

Location: 21 Wood Street

City: San Francisco

Description of Nature and Purpose of Project: The 3,014 square-foot (s-f) project site is located at 21 Wood Street (Assessor's Block 1069/Lot 004) in the Presidio Heights District, mid-block on the west side of Wood Street, north of Geary Boulevard. The proposed project would involve the construction of a 4,890 gross-square-foot (gsf), 39-foot six-inch tall, four-story building containing two residential units and two off-street parking spaces. Prior to construction, the project would require the demolition of an existing 1,680 s-f, 20-foot tall, single-family house. The existing building on the project site was constructed around 1926. It is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The project site is zoned RH-2 (Residential House, Two-Family) and is in a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Phillip Whitehead, Phillip Whitehead and Associates Consulting Engineers (415) 584-0537

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Section 15301(l) (1) and 15303(b)]

Remarks: (continued on next page)

Contact Person: Tim Blomgren

Telephone: (415) 558-5979

Date of Determination:

9/13/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: P. Whitehead and Associates
Historic Preservation List
Sue Hestor, Attorney-at-Law
Bulletin Board
M.D.F.
Exemption / Exclusion File

REMARKS (Continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.¹ There is currently a two-story, approximately 1,680-square foot single-family residence on the project site. The structure is not rated on any City, State, or National surveys, but is shown in the Planning Department database as being constructed in 1926. According to the historical evaluation prepared by Planning Department staff, there do not seem to be any associations with either events or persons that would qualify the building for listing on the California Register. Although the existing structure is representative of the Marina style and appears to retain its original details, it is a modest example of its type and does not embody the distinctive characteristics of the Marina style, nor does it appear to contribute to a larger potential historic district.²

Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a single-family house and therefore would be exempt under Class 1(l)(1).

CEQA State Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totalling no more than four dwelling units. In urbanized areas, structures designed for no more than six dwelling units may be constructed under this exemption. The proposed project would involve the construction of a 4,890-gsf, four-story, two-family structure. Therefore, the proposed construction is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classification

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren Major Environmental Analysis, San Francisco Planning Department, August 8, 2006.

² *Ibid.*

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren

Project Address: 21 Wood Street
Block: 1069 Lot: 004
Case No.: 2006.0211E
Date of Review: 08/02/06

Planning Department Reviewer:

Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name:
Company:
Address:

Phone:
Fax:
Email:

Owner

Name: Alec Berger
Company:
Address: 5427 Geary Blvd.
San Francisco, CA 94121
Phone: 415-948-5892
Fax: 415-752-0561
Email: alecberg@pacbell.net

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing one-story-over-garage single-family residence; and
- The construction of a new three-story-over-garage single-family residence.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

21 Wood Street is located between Geary and Lupine Avenues in the southeast portion of the Presidio Heights neighborhood in San Francisco. It is surrounded by residential, commercial, and institutional land uses and is within an RH-2 District (House, Two-Family) and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale homes and apartment buildings, most of which were constructed between 1914-1916 and 1924-1926. There are several buildings that were constructed in the mid-1950's and 1970's interspersed between the older buildings. Building heights typically range from one story above a ground (garage) floor to two and three stories. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Marina, Mission & Spanish Colonial Revival, and Contemporary. 23 Wood Street, located immediately to the south of 21 Wood Street, recently had a two-story 1926-era building demolished and a new four-story building constructed on the property. There are commercial and institutional uses located along Geary Blvd.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

21 Wood Street is a one-story-above-garage house constructed in 1926. The building is designed in the Marina style, featuring the garage and building entrance on the ground floor and a row of windows in a bowed bay on the upper floor. There is a large spandrel area above the bay with recessed panels, and the building has a flat roof with decorative Spanish roof tiles along the northern and southern edges of the building. The ground floor openings are elliptical in form with decorative tapered corners and are deeply recessed. The southern-most opening is the larger of the two and has a pair of eight-pane glass and three paneled wood garage doors. There is a wood and glass service door in the same pattern at the side of this opening. The entrance door is within the northern-most opening and features a fifteen-pane glass and wood entrance door flanked by five-pane sidelights. There are five casement wood windows on the second floor bay that feature four-panes above a large single pane. The window openings all have wood frames and prominent sills. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure. There are a variety of wood windows throughout the rear façade.

21 Wood Street does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1 (Events), 2 (Person), or 3 (Architecture). Records show that the building was constructed in 1926 and designed by Harold A. Weifel, who was also the owner of the property. However, research has not revealed information indicating that this architect/owner or any subsequent owners of 21 Wood Street were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 21 Wood Street does not meet Criteria 1 or 2. While 21 Wood Street is a quintessential Marina style building and does retain all of its original details, it is a modest example of its type and does not significantly embody the distinctive characteristics of the Marina style.

21 Wood Street does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 21 Wood Street does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, there are many buildings in the area that were constructed during the same time period as 21 Wood Street, between 1924-1926, and display characteristics of the Marina style; however, over time there has been the construction of newer buildings that break up the unifying pattern and concentration of this type of structure. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

21 Wood Street retains a high degree of integrity, having undergone few if any exterior alterations during its lifetime. Historic details such as the windows, entrance door and surround, garage doors, façade treatment, and roof details are intact. The building conveys the characteristics of the Marina style. The rear façade appears to have undergone few alterations and still retains its historic footprint, windows, and façade treatment. Due to the fact that there have few alterations to the building, it retains integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 21 Wood Street is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

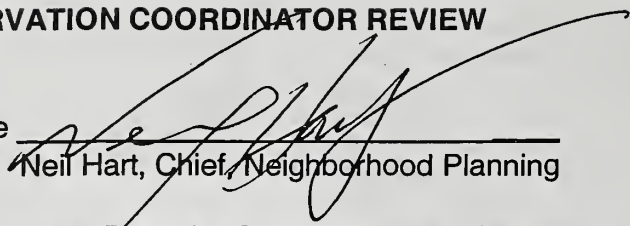
Not applicable because 21 Wood Street is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Neil Hart, Chief, Neighborhood Planning

Date:

8 AUGUST 2006

cc:

S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

6





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0786E – Demolition of an Existing Single-Family, One-Story Dwelling and Construction of a Single-Family, Three-Story Dwelling

Location: 443 Madrid Street, between Brazil and Persia Avenues

Assessor's Block and Lot: Block 6079; Lot 29

City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 443 Madrid Street [Block 6079, Lot 29] is located mid-block on the east side of Madrid Street, between Brazil and Persia Avenues in the Excelsior neighborhood. The proposed project would demolish the existing, approximately 1,037-square-foot, one-story, single-family residence, and construct a new, approximately 3,578-square-foot, three-story, single-family residence. The existing building is approximately 14-feet high at the roof peak and contains no off-street parking. The proposed new three-story structure would be approximately 30-feet high and would contain two off-street parking spaces. The project site is approximately 2,500 square feet, zoned RH-1 (Residential, One-Family) and is within a 40-X height and bulk district. No trees are proposed to be removed; one street tree will be planted in accordance with the *Planning Code* §143 requirement for the construction of new buildings. The existing building on the project site was constructed between 1906 and 1913. It is not included in any survey or inventory, and was determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The project would require a mandatory Discretionary Review per the Planning Commission's policy on residential demolitions.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Kris Wen, Architect, for Jeffrey Jian Zhen, property owner Telephone: (510) 798-6888

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

9/28/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

DOCUMENTS DEPT.

cc: Kris Wen, Project Sponsor
Michael Smith, SW Neighborhood Planner
Supervisor Gerardo Sandoval
Sue Hestor, Esq.
Historical Distribution List

Bulletin Board
M.D.F.
Exemption/Exclusion File
Distribution List

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Description of Nature and Purpose of Project: (continued from previous page)

The property does not currently provide off-street parking; therefore the proposed curb cut for garage access would require approval from the Department of Public Works (DPW).

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by CEQA.¹ The project is located on the east side of Madrid Street in the Excelsior neighborhood of San Francisco. The existing structure is a single-story wood stud frame residence with a gable roof constructed sometime between 1906 and 1913. Most of the buildings on the subject block face are one- and two-story single-family homes which have a broad range of styles; many of the homes, including the subject property, have been extensively altered. The property does not appear to be associated with any significant events or people, nor does it retain its integrity as an historical resource as it lacks the setting, feeling and association from its period of significance. There are no existing or proposed historic districts in the project vicinity. Because the existing building is not considered an historical resource under CEQA, and demolition would not result in a significant effect on historical resources, the building may be found to be exempt from environmental review if other criteria are satisfied.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, this exemption applies to demolition of up to three single-family residences. The proposed project would result in the demolition of one single-family residence and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a new three-story, single-family residence. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or second dwelling unit in a residential zone, totaling no more than three single-family residences in an urbanized area. Therefore, the proposed construction of one single-family residence is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Rachel Schohn, Planner, Major Environmental Analysis Division. September 5, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 443 Madrid Street
Block: 6079 Lot: 029
Case No.: 2006.0786E
Date of Review: 09/05/06

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Kris Wen Architect
Company:
Address: 7173 Cutting Blvd.
El Cerrito, CA 94530
Phone: (510) 798-6888
Fax: (510) 235-6888
Email:

Owner

Name: Jeffrey JianLau Zhen
Company:
Address: 443 Madrid Street
San Francisco, CA 94112
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing one story single-family dwelling and to construct a new, three-story single-family dwelling. The existing house is a wood stud frame structure with a gable roof clad in composition shingle with a floor area of 1,037 square feet. Exterior walls are clad in redwood siding. The proposed new structure is three stories, and would provide 3,578 square feet of floor area with two off-street parking spaces.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any existing historic surveys, nor has it been individually listed on the California or the National Register. San Francisco County Assessor records indicate that the building was constructed in 1909. Records provided by the Spring Valley Water Company indicate that the building may have been constructed as early as 1906.

Historic District / Neighborhood Context

The subject property is located on the east side of Madrid Street, between Brazil Street and Persia Avenue in the Excelsior neighborhood. Madrid Street at this location is comprised primarily of one- and two-story residential single-family dwellings. Buildings on the block were constructed in a broad range of styles. Many of the buildings on both the east and west sides of the block appear to have been extensively altered, and it does not appear that the area is eligible for listing on the California Register as an historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

• Event: or ☐ Yes ☒ No ☐ Unable to determine

- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, an application was filed with the Spring Valley Water Company for water service installation for the subject property in November of 1906. However, a note on the original permit suggests that the building may have been rebuilt in May of 1909, at the time that a water closet was installed. The subject property first appears on the 1913 Sanborn Fire Insurance Map, and the building's current footprint appears only slightly modified from that at the time of its original construction. Based on historic maps and water department records, the building appears to have been constructed sometime between November of 1906 and 1913.

Photographs of the subject property indicate that the front entrance has been enclosed and re-clad in vertically oriented siding, which contrasts with the horizontal redwood siding of the main structure. The front door has been replaced, and safety bars have been added to windows at the ground level of the front elevation. It appears that the original wood windows on the street-facing elevation have been replaced with aluminum sliders.

The subject property is not located in an area that is eligible for inclusion on the California Register as an historic district. In addition, it does not appear that the subject property is eligible for the California Register based on its association with significant events or persons, nor does it appear to meet Criterion 3, for buildings that embody the distinctive characteristics of a type, period, region, or method of construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|---|--|--|
| ☒ No Resource Present
(Go to 6. below) | ☐ Historical Resource Present
(Continue to 4.) | ☐ Category A (1/2) |
| | | ☒ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the resource is located within a potential historic district.

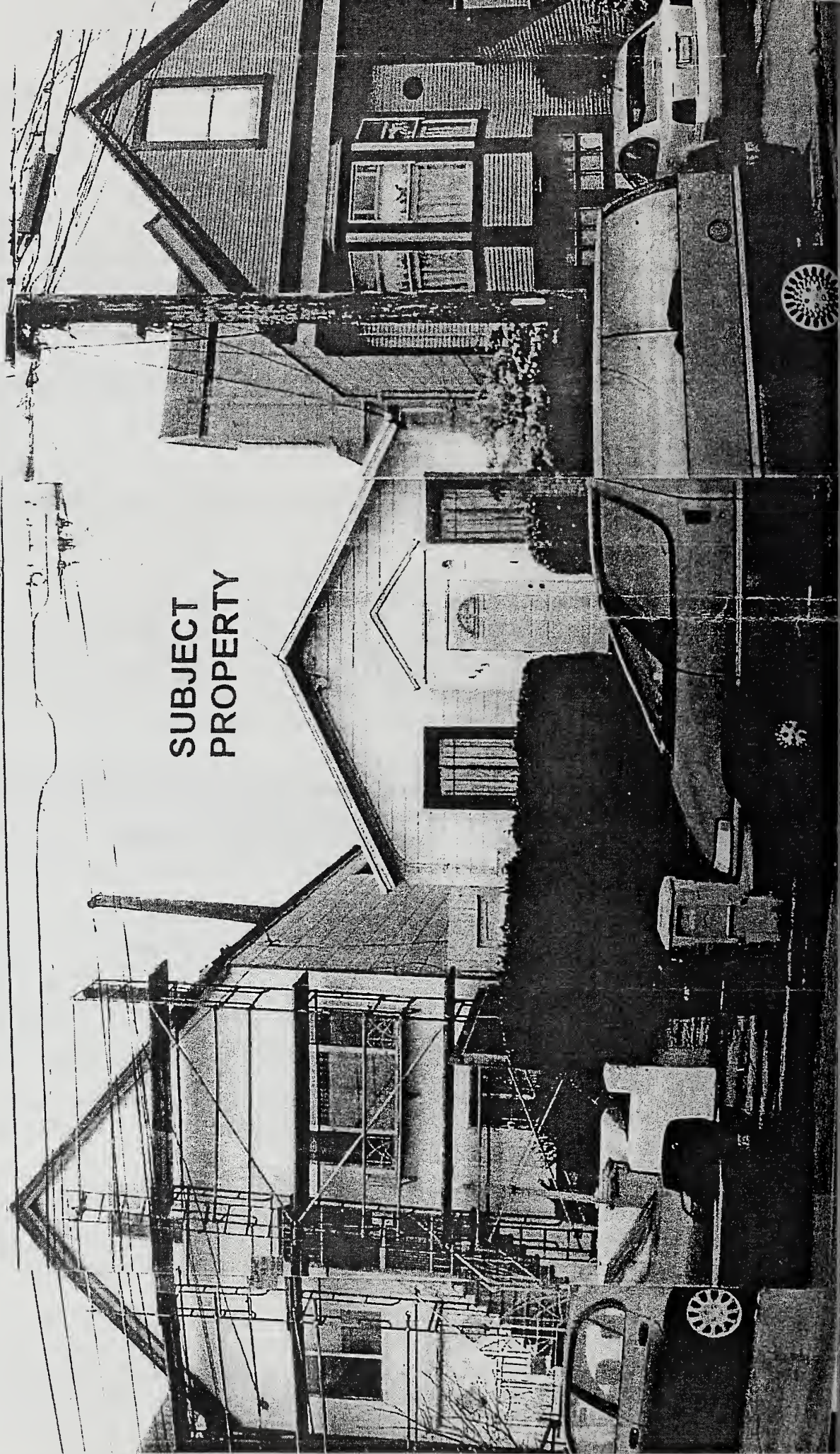
PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 9-5-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Michael E. Smith, Neighborhood Planner, Southwest Quadrant

SUBJECT
PROPERTY





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. & Title: 2005.1032E, 227 16th Avenue- Demolition of a single-family dwelling and construction of a two-family residence
Location: 16th Avenue between California and Clement Streets
Assessor Block and Lot: 1417/003A, City and County of San Francisco

Description of Nature and Purpose of Project: The project site comprises a single lot at 227 16th Avenue, (Assessor's Block 1417, Lot 003A) on a block bounded by California Street to the north, Clement Street to the south, 17th Avenue to the west and 16th Avenue to the east in San Francisco's Inner Richmond neighborhood. The approximately 3,000-square-foot (0.07 acre) project site is occupied by a two-story, 28-foot-tall, 1,500-square-foot, single-family residence constructed around 1900 in a Dutch Colonial Revival style. The existing building is set back about 10 feet from the front property line, with no off-street parking provided on the site. The project site is located in an RH-2 (Residential House, Two-Family) Zoning District and is within a 40-X Height and Bulk District.

The project would involve the demolition of the single-family home and construction of a new four-story, two-unit residential building. The proposed 4,740-square-foot structure would be about 40 feet tall and would include two off-street parking spaces in an at-grade garage. The proposed building's second floor would accommodate a 2,670-square-foot, two-bedroom unit. Its third and partial fourth floors would accommodate a 2,070-square-foot three-bedroom unit. The building would be built to its front property line, providing the required 45 percent of the total lot depth as rear yard open space.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Geddes Ulinskas, project architect (415) 552-6861, as a representative for the property owners Johnny and Karina Briones.

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303(b)]; Class 1 and 3.

REMARKS: Please see page 2.

Contact Person: Michael Jacinto

Telephone: (415) 558-5988

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

9/20/06

Paul E. Maltzer
Environmental Review Officer

cc: M.D.F.
Exemption/Exclusion File
Historic Distribution List
Bulletin Board
Project Sponsor
Glenn Cabreros, Neighborhood Planner (NW Quadrant)

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Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for demolition and removal of individual small structures. Specifically, Section 15301(I)(1) exempts from environmental review the demolition of one single-family residence. Additionally, CEQA State Guidelines Section 15303(b) (Class 3) provides an exemption for construction of a duplex or similar multi-family structure totaling no more than six dwelling units in urbanized areas. The proposed project would involve demolition of the existing single-family residence and construction of a new two-unit residential building. Thus, the proposed project is appropriately exempt from environmental review under Classes 1 and 3.

According to Planning Department records, the building on the project site was constructed between 1899-1905. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the subject property is not an historic resource as defined by CEQA. Based on an Historic Resource Evaluation Response (HRER)¹ dated September 8, 2006, there is no indication that any historically-renowned people ever owned or lived on the subject property or that the property is associated with any significant events. Additionally, preservation staff determined that the existing building does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. The subject property is not located in any known historic district, however the HRER indicates that the project site is located in a portion of the Inner Richmond District that appears to qualify as a potential California Register Historic District because of the architectural harmony among the flats and the apartments and the high concentration of buildings constructed between 1914-1916 and 1921-1924 in the neighborhood. Building styles vary, but Edwardian, Shingle/First Bay with Craftsman details, and modified Italianate styles predominate. Nonetheless, the HRER determined that the 227 16th Avenue building does not appear to contribute to this potential district because it does not meet any characteristics associated with the district, namely, its construction date (circa 1900), footprint and scale, as well as its design (Dutch Colonial Revival). Moreover, the HRER indicates that the proposed structure would be in keeping with the scale and massing of adjacent properties and would not recreate the architectural styles by creating a false sense of history, and as such the proposed project would not detract from the potential district in this portion of the neighborhood. Accordingly, the Planning Department has determined that the subject property is not an historical resource, and therefore, the proposed project would not have an adverse effect on historical resources.

The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. A Landmark Tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of Landmark status after a public hearing at both the Urban Forestry Council and the Board of Supervisors. A Significant tree is either on property under jurisdiction of the DPW, or on privately owned land within 10 feet of the public right-of-way, which satisfies certain criteria. One "significant" tree is located in the rear of the subject property, approximately 17 feet from the project's proposed rear wall, and two street trees are located about 12 feet from the site's front property line. One of the street trees would be removed and replaced as part of the project; the other street tree would remain. According to a memorandum submitted by the project sponsor, protective measures would be undertaken during construction to ensure potential adverse effects to the existing trees would be avoided, including the installation of protective fenced enclosures.² Such measures, contained within DBI's Type-III

¹ Memorandum from Tara Sullivan-Lenane, Preservation Technical Specialist, San Francisco Planning Department to Michael Jacinto, Major Environmental Analysis, San Francisco Planning Department, September 8, 2006. (The Memorandum is attached to this Certificate of Determination).

² Personal communication, Geddes Ulinskas to Michael Jacinto, Major Environmental Analysis, San Francisco Planning Department, September 12, 2006.

tree protection regulations would avoid significant effects to the existing trees adjacent to and on the project site.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. Therefore, based upon the above analysis, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is appropriately exempt from environmental review.

Conclusion: CEQA State Guidelines Sections 15031(l)(1) and 15303(b) exempt from environmental review demolition of an existing single-family residence and construction of a structure totaling no more than six dwelling units in urbanized areas, respectively. The proposed project would result in the demolition of a single-family residence and construction of a new two-unit residential building and, is therefore appropriately exempt from environmental review under Classes 1 and 3. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.



View of the existing single-family home on the subject property, 227 16th Avenue



View of the 16th Avenue block face



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Michael Jacinto

Project Address: 227 16th Avenue
Block: 1417 Lot: 003A
Case No.: 2005.1032E
Date of Review: 09/08/06

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

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Owner

Name: Johnny & Karina Briones
Company:
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San Francisco, CA 94118
Phone: 415-751-2093
Fax:
Email: Johnny@jbriones.com

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposed project consists of:

- The demolition of the existing two-story single-family residence; and
- The construction of a new three-story-over-garage single-family residence.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

227 16th Avenue is located between California and Clement Streets in the northwest portion of the Inner Richmond neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-2 District (House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The area is characterized by small-to-medium scale flat and apartment buildings, most of which were constructed between 1914 -1916 and 1921-1924. Building heights in the neighborhood are predominately two stories above a ground (garage) floor. There are a few three story apartment buildings, mainly located at the corners of 16th Avenue and California and Clement Streets. Building styles and ornamentation are in a variety of architectural types with the predominant styles being Edwardian, Shingle/First Bay with Craftsman details, and modified Italianate. There are commercial and religious uses located along California and Clement Streets.

1.) California Register Criteria of Significance: **Note,** a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

Notes:

227 16th Avenue is a detached two-story house that was constructed between 1899-1905. Designed in the Dutch Colonial Revival style, 227 16th Avenue was built with a front-facing 'L' plan and is dominated by a front-facing gambrel roof. The second floor of the house is located in the roof area. The house is set back from the street and there is a small concrete retaining wall with a shallow sloping terraced lawn in the front yard area. The 227 16th Avenue is small in size - approximately 1500 square feet - and features wood shingle siding stained a red-brown color, and a one-story octagonal bay at the ground floor of the front façade, with a contemporary wood balcony railing at the roof of the bay. The entrance is located along the northern side of the building and features a contemporary wood door stained red-brown. The front façade of 227 16th Avenue has six large double-hung wood windows with wood surrounds that feature a diamond pattern in the upper sash. The gambrel roof is covered in asphalt shingles. The rear of the building is plain in detail, with wood siding, a small one-story addition, and wood window openings and surrounds with modern window sashes.

There is a small one and a half story cottage at the rear of the property. There are no construction records for this structure, but it appears on the 1905-1913 Sanborn map. The cottage features a gable roof, with wood shingles on the front façade and clapboard siding on the remainder. The building is plain in detail, and has modern windows and door.

227 16th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. There are no construction records for 227 16th Avenue but the building does appear on the 1899-1905 Sanborn map in its present configuration. As mentioned above, the original style was Dutch Colonial Revival, and while there is evidence of the original style, such as the front-facing gambrel roof, due to several alterations and additions, 227 16th Avenue today does not feature sufficient details of this style, and therefore does not meet Criteria 3. Further, the alterations to 227 16th Avenue have not gained significance and do not in themselves cause the building to meet Criteria 3.

Elmer E. and Florissa Mero Westlake are listed as the original owners of 227 16th Avenue, and the property remained in the family until 1979. From approximately 1936 to 1950/51 Juanita Westlake Thomas, daughter of Elmer Westlake, and her husband R. Lloyd, lived at 227 16th Avenue. Records show that they were members of the Junior League and the Olympic Club, and that Thomas was the office manager for San Francisco Pellas, one of the largest coffee companies on the west coast. However, research has not revealed information indicating that the Westlakes/Lloyd's or any subsequent owners or occupants of 227 16th Avenue were associated with events or persons that have made a significant contribution to the broad patterns of history. Therefore, 227 16th Avenue does not meet Criteria 2.

227 16th Avenue does not appear to be eligible for listing in the California Register as an individual resource under Criteria 3 – events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While 227 16th Avenue is one of the earliest structures constructed on the block (1417) and in this portion of the Inner Richmond neighborhood, records do not indicate that this property was related to any farming or rural activities that are typically associated with older properties in this area. There are no records indicating that the property was originally constructed as a farmhouse; city directories state that Elmer Westlake, original owner of the property, worked in private practice as an attorney – he was a partner in McGowan & Westlake and worked for Southern Pacific Railroad after 1920. 227 16th Avenue was constructed as a single-family home and is not associated with any events that have made a significant contribution to the broad patterns of history, and thus is ineligible for the California Register as an individual landmark under Criteria 1.

This portion of the Inner Richmond neighborhood does appear to qualify as a potential California Register Historic District. The immediate neighborhood contains a high concentration of buildings that were constructed between 1914 -1916 and 1921-1924, when the area was developed for residential housing. As a result of these two phases of rapid development, there is considerable harmony among the flats and apartment buildings in the neighborhood. The building styles vary but Edwardian, Shingle/First Bay with Craftsman details, and modified Italianate styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possesses the basic form and architectural detailing associated with their style from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district in this portion of the Inner Richmond neighborhood based on shared architectural characteristics.

227 16th Avenue does not appear to contribute to this potential California Register historic district. 227 16th Avenue does not meet any of the characteristics of this potential historic district, namely it's construction date, footprint and scale of the structure, and design. As such, 227 16th Avenue does not contribute to a potential historic district in this portion of the Inner Richmond neighborhood.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☐ Retains	☒ Lacks	feeling	☒ Retains	☐ Lacks
materials	☐ Retains	☒ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

227 16th Avenue retains a moderate degree of integrity, having undergone several alterations during its lifetime. Records show that major alterations occurred on the building: the bay window on the front façade and entrance steps was added in 1936; two additions to the rear of the building were constructed, one in 1974 & one in 1988; and the front door and entrance stairs were replaced in 2004. It should be noted that the wood windows on the front façade could be original or were installed in 1936, when the bay was added to the house. Additional documentation indicates that the front portion of the building was re-shingled in 2004 and the contemporary balcony was added to the roof of the bay window. Despite these alterations, 227 16th Avenue still retains

elements of its historic appearance, such as prominent gambrel roof and early wood windows with a diamond pattern in the upper sashes. These elements contribute to the building retaining integrity of location, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Not applicable because 227 16th Avenue is not a historic resource.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable because 227 16th Avenue is not a historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

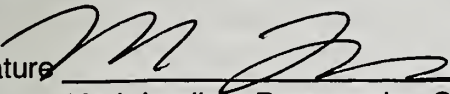
The proposed project at 227 16th Avenue will not have an adverse impact on a potential California Register historic district located in this portion of the Inner Richmond neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1914 -1916 and 1921-1924, when the area was developed for residential housing, and there is considerable architectural harmony among the houses and flats in the neighborhood.

While contemporary in design, the proposed structure at 227 16th Avenue is sensitive to the historic resources in the area. The majority of the buildings that are eligible for a potential California Register historic district typically are three stories (two-plus-garage) in height. The buildings located to either side of 227 16th Avenue are three stories. The proposed project is four stories, including a garage floor. The top (fourth) floor will be set back 15 feet from the third floor and will be minimally

visible. The height of the third floor matches the adjacent buildings and the majority on the block. In addition, the proposed building will be constructed at the front lot line and does not feature any side setbacks, in keeping with the massing and location of the adjacent buildings in the potential historic district. The entrance of the proposed building is off-set and located on the southern side of the building, and features a recess with stairs leading to the first floor. The garage opening is also recessed. These details are characteristic of the buildings in the neighborhood.

The proposed building will be constructed of concrete with aluminum windows. The overall massing of the building is in keeping with the adjacent properties as is the fenestration pattern. In sum, the proposed building picks up elements of the historic buildings in the neighborhood yet does not recreate the architectural styles or create a false sense of history. The building will not detract from the potential historic district in this portion of the Inner Richmond neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 9-14-06

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0789E – Alteration of an Existing Single-Family, One-Story Dwelling Resulting in a Single-Family, Three-Story Dwelling with a Two-Car Garage

Location: 1507 Noe Street, between 28th and Valley Streets

Assessor's Block and Lot: Block 6613; Lot 30

City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 1507 Noe Street [Block 6613, Lot 30] is located on the east side of Noe Street near the southeast corner of Noe and 28th Streets. The proposed project would raise and alter the existing one-story, 1,050-square foot single-family dwelling, refinish the existing basement, construct a new garage at the first floor, and construct a two-story addition above the existing structure. The alteration would result in a three-story plus basement, single-family dwelling that would be approximately 33 feet in height and approximately 3,145 square feet in size. The alteration would result in a new storage space, a family room, a study, an additional bedroom, three additional bathrooms, and a two-car garage. The basement level would be used for a family room, bathroom, and storage. The garage, laundry room, and two bedrooms would be located on the first floor. The new second floor would contain the living room, dining room, a bathroom, the kitchen, a study, and a terrace. The master bedroom and bathroom and a balcony would be located on

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alex Redman, Project Sponsor for Eric Tokstad, Owner Telephone (415) 377-6601

EXEMPT STATUS:
☒ Categorical Exemption [State CEQA Guidelines Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn Telephone: (415) 558-5985

Date of Determination:

9/26/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc:

Alex Redman, Project Sponsor
Kate Conner, SW Neighborhood Planner
Supervisor Bevan Dufty
Sue Hestor, Esq.

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Description of Nature and Purpose of Project (continued from previous page):

the new third floor. The 2,850-square-foot site slopes to the southeast. The existing basement is unimproved with exposure to the foundation and the new basement would continue to be partially below-grade. The existing dwelling would be raised to allow for a ground floor garage. The property does not currently provide off-street parking; therefore the proposed garage would require a curb cut permit from the Department of Public Works (DPW).

The San Francisco Board of Supervisors recently adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et seq., to require a permit from DPW to remove any protected trees.¹ Protected trees include landmark trees, significant trees, or street trees located on private and public property anywhere within the territorial limits of the City and County of San Francisco. Also, all such trees are subject to certain maintenance and protection standards. There are no significant or landmark trees on the subject property. However, one 4" diameter street tree, a Magnolia, is proposed to be removed for the new garage; a new Bradford pear tree would be planted as a new street tree. The project sponsor would coordinate with DPW for the appropriate permits for the street tree removal and subsequent planting.

The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district. The existing structure is approximately 17.5 feet in height and the proposed residence would be approximately 33 feet in height. The existing building on the project site was constructed around 1912. It is not included in any survey or inventory, and was determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the CEQA.² The project is located in the Noe Valley neighborhood, on the east side of Noe Street between 28th and Valley Streets. Most of the buildings on the subject block face are single-family one- and two-story detached dwellings which have been extensively altered. The existing structure does not appear to be affiliated with any significant persons or events, nor does it meet the criteria for buildings that embody the distinctive characteristics of a type, period, region, or method of construction. The property also does not appear to be eligible for listing on the California Register as an historic resource, therefore it is not considered a historical resource under CEQA, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. The proposed project would result in lifting the existing structure to allow access to a new garage, and horizontal and vertical additions that would add approximately 2,095 square feet to the existing approximately 1,050-square-foot building, resulting in a 3,145 gross-square-foot, single-family residence with a 2-car parking garage. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the

¹Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Sections 801 et seq.

²Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Rachel Schohn, Planner, Major Environmental Analysis. September 5, 2006.

environment due to unusual circumstances. As described above, the structure on the project site is not an historical resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 1507 Noe Street
Block: 6613 Lot: 030
Case No.: 2006.0789E
Date of Review: 09/05/06

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Eric Tokstad
Company:
Address: 1507 Noe Street
San Francisco, CA 94131
Phone: (415) 370-7659
Fax: (415) 222-9962
Email: eric@eriktokstad.com

Owner

Name: Eric Tokstad
Company:
Address: 1507 Noe Street
San Francisco, CA 94131
Phone: (415) 370-7659
Fax: (415) 222-9962
Email: eric@eriktokstad.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to raise the existing house, to insert a garage at grade level, and to add a two-story addition to the rear.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any existing historic surveys, nor has it been individually listed on the California or the National Register. Research into the history of building permits issued for the property indicates that the subject building was constructed in 1911.

Historic District / Neighborhood Context

The subject property is located on Noe Street, between Valley and 28th Streets. Noe Street at this location is comprised primarily of one- and two-story residential single-family detached dwellings. Buildings were constructed in a broad range of styles. Many of the buildings on both the east and west sides of the block appear to have been extensively altered, and it does not appear that the area is eligible for listing on the California Register as an historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: The building's current footprint appears largely unchanged from the time of its original construction, although the original wood windows have been replaced with aluminum windows at the front elevation. The subject property is similar in scale and mass to the two buildings located to the immediate south (1515 Noe Street and 1519 Noe Street), however it does not appear that the subject property was built as part of a group of three identical buildings. 1507 Noe, the subject property, is configured differently at the rear from both 1515 and 1519 Noe Street, and it lacks the eyebrow dormer at the center portion of the gable roof that exists on each of the two buildings to the south. Based on a site visit to the subject property made on August 25, 2006, it does not appear that the subject property is located in a potential historic district. In addition, it does not appear that the subject property is eligible for the California Register based on its association with significant events or persons, nor does it appear to meet Criterion 3, for buildings that embody the distinctive characteristics of a type, period, region, or method of construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

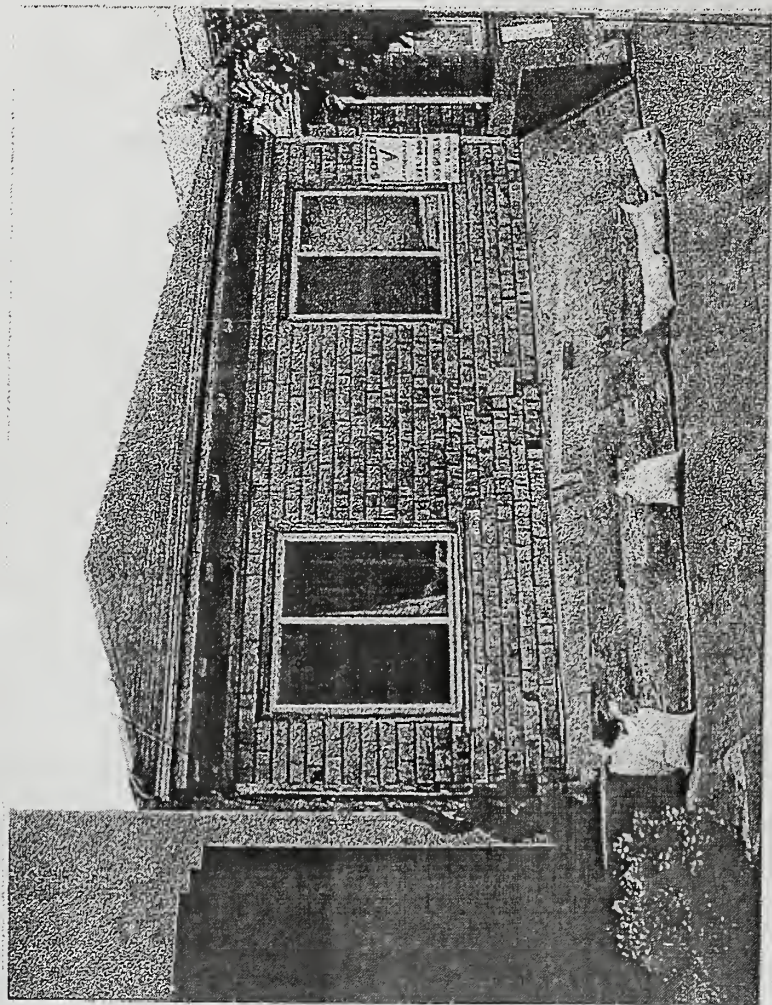
Notes: It does not appear that the resource is located within a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 9-5-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Kate Conner, Neighborhood Planner, Southwest Quadrant



1507 NoE St.



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.1198E – 274 6th Avenue
Location: 274 6th Avenue, between California and Clement Streets
Block and Lot: Block 1428; Lot 027
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 6,000-square foot site is located on the east side of 6th Avenue between Clement and Cornwall Streets in the Richmond neighborhood. There is currently a two-story, single-family residence over a garage and a dance studio and an adjacent accessory one-story building containing a dance studio and a one-car garage on the project site. The proposed project would demolish the one-story accessory building and construct a two-story vertical addition over the existing single-family residential building, for a total of four stories with three dwelling units. The dance studio on the ground floor of the residence would be converted to create a media room, bedroom, bathroom, and a three-car garage with vehicular access on 6th Avenue using the existing curb cut. The proposed addition would add approximately 3,220 square feet (sq. ft.) to the existing 3,590 square-foot residential structure, totaling approximately 6,810 gross square feet. The existing residential structure is approximately 20 feet in height and the property provides two off-street parking spaces. The altered building would be approximately 40 feet in height and would provide three off-street parking spaces. The residential building on the project site was constructed sometime between 1898 and 1900 and the dance studio was constructed on the southern portion of the lot sometime between 1927 and 1950.

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Gene Lam, Representative Telephone: (415) 336-5154

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(2) and 15301(l)(3)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 558-5983

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

9 / 27 / 06

Paul Maltzer
Environmental Review Officer

cc: Gene Lam, Project Contact
Shaunn Mendrin, NW Quadrant
Supervisor Jake McGoldrick
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Description of Nature and Purpose of Project: (continued)

The property, including both buildings, is not included in any survey or inventory, and has been determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The brick exterior foundation of the residential building will be replaced with a concrete T-footing foundation. The project site is located in the RM-1 (Residential, Mixed-Low Density) zoning district and within a 40-X height and bulk district.

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historical resource as defined by CEQA.¹ The existing residential dwelling on the project site is an early example of Edwardian architecture, popular in San Francisco from 1901 to 1910. However the building appears to have been significantly altered and the architectural features do not meet the criteria for a building that embodies the distinctive characteristics of a type, period, region, or method of construction. The dance studio was constructed between 1927 and 1950 and does not exhibit a high level of workmanship. It does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject buildings are not eligible for the California Register and the property is not considered a resource for the purposes of CEQA.

Because the existing buildings are not considered historical resources under CEQA, the proposed demolition of the dance studio and addition to the residential structure would not result in a significant effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area in which the project is located is not environmentally sensitive. The project site is located within a developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed addition of approximately 3,220 sq. ft. to the existing 3,590 square-foot building is exempt from environmental review under Class 1(e)(2).

Section 15301(l)(3), or Class 1(l)(3) provides an exemption from environmental review for the demolition of a store, motel, office, restaurant, and similar commercial structures if designed for an occupant load of 30 persons or less. In urbanized areas, this exemption applies to the demolition of up to three such commercial buildings on sites zoned for such use. The project proposes to demolish an existing, approximately 750 square-foot structure containing a dance studio and a garage; the dance studio is approximately 400 sq. ft. in size and would accommodate less than 30 persons. Therefore, the proposed demolition would be appropriately exempt from environmental review under Class 1(l)(3).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from environmental review.

¹ Memorandum from Michael E. Smith, Preservation Technical Specialist, to Brett Bolinger, Planner, Major Environmental Analysis, September 15, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 274 6th Avenue
Block/Lot: 1428/027
Case No.: 2005.1198E
Date of Review: September 13, 2006

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

Name: Elizabeth Gordon Jonckheer
Company: Katama Development, Inc.
Address: 855 Folsom Street, Suite 106
San Francisco, CA 94107
Phone: (415) 341.8890
Fax: (415) 341.1365
Email: elizabeth@kdiplanning.com

Owner

Name: Gene Lam
Company: 274 6th Avenue, LLC
Address: 765 Market Street, #27G
San Francisco, CA 94103
Phone: (415) 336.5154
Fax: (415) 777.0566
Email: glarch@sbcglobal.net

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the one-story dance studio leaving the space vacant and construct a two-story vertical addition over the remaining residential building located on the northern half of the lot. The proposed building would have three dwelling units and three off-street parking spaces in approximately 6,810 gross square-feet.

Pre-Existing Historic Rating / Survey

County Assessor's records indicate that the dwelling was constructed in 1900 but water records suggest the building was constructed in 1898. The dwelling also appears on the 1899 Sanborn Map but the "dance studio" does not appear on the Sanborn Map until 1950, which suggests it was constructed sometime between 1927 and 1950. Neither building has a historic rating and neither is listed on any historic surveys.

Historic District / Neighborhood Context

The subject property is located on the east side of Sixth Avenue, between California and Clement Streets in the Inner Richmond neighborhood. The block is comprised of 3-4 story multi-family dwellings that are mixed in style and age. The nearest historic district, the Bush Street – Cottage Row Historic District is more than ten blocks east of the subject property.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Based upon the supplemental historic information prepared by Katama Development, Inc., dated June 6, 2006, the building has had seven owners and there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events.

The dwelling is an early example of Edwardian architecture, according to *San Francisco Preservation Bulletin No. 18*, this style was popular in San Francisco from 1901 to 1910. The dance studio was constructed as a storage structure sometime between 1927 and 1950. The architectural features of the buildings do not appear to meet Criterion 3, a building that embodies the distinctive characteristics of a type, period, region, or method of construction.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject dwelling retains some of its basic Edwardian elements such as the slanted front bay window, cornice, trim, and pent roof over the entry. The permit history indicates that the building has been significantly altered since its original construction as a single story residence. A garage was added at the ground floor and later the garage was extended six-feet toward the front property line to create a front porch above. This alteration changed the building's feeling and association. Permit records also indicate that the front of the building was stuccoed, partially covering the wood siding. Sometime between 1927 and 1950 the "dance studio" was constructed without permit on the southern half of the lot which changed the dwelling's setting. Neither building exhibits a high level of workmanship. On balance these buildings do not appear to be historic resources for the purposes of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

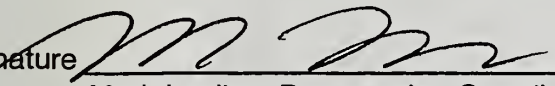
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject properties are located on a block that does not fall within an historic district. The adjacent property to the north at 268 6th Avenue is listed on the Department's 1976 survey but has been altered. There is another building at the other end of the block that also appears on the Department's 1976 survey. The block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 9-15-04

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Brett Bollinger, MEA Planner





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0317E – Interior renovation; restoration of the front façade; removal of a non-historic one-story addition and deck at the non-visible rear façade; and construction of a two-story rear addition to the existing one-and-a-half-story over garage single-family dwelling.

Location: 534 - 4th Avenue, between Balboa and Anza Streets

Assessor's Block; Lot: Block 1546; Lot 031

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include an interior renovation; the restoration of the front façade; removal of a non-historic one-story addition and deck at the non-visible rear façade; and construction of a two-story rear addition to the existing one-and-a-half-story over garage single-family dwelling located at 534 4th Avenue (Assessor's Block 1546, Lot 031). The 2,460-square-foot building on the project site was constructed in 1904 and is listed on both the San Francisco Architectural Heritage and Inner Richmond Surveys. The 2,839 square-foot project site is located on the east side of 4th Avenue, mid-block between Anza and Balboa Streets in the Inner Richmond neighborhood. The site is zoned RH-2 (Residential House, Two-Family) and is within a 40-X height and bulk district.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Chad Hamilton, Hamilton Aitken Architects, 415-974-5030, on behalf of Tim and Vanessa Hall

EXEMPT STATUS:

☒ Categorical Exemption State CEQA Guidelines, Section 15301(e); Class Number: 1.

REMARKS: Please see next page.

Contact Person: Debra Dwyer Telephone: 558-5917

Date of Determination:

9/29/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Chad Hamilton, AIA
Glenn Cabreros, Neighborhood Planner Northwest Team
Supervisor Jake McGoldrick, District 1
Sue Hestor, Attorney at Law
Historic Resources Mailing List
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Description of Nature and Purpose of Project, continued:

The proposed project would restore elements of the front façade including replacement of doors, windows and wood clapboard siding with new elements made of wood and suitable to the historic context of the building. The two-story rear addition would result in expansion of the ground floor to add an additional parking space, a bedroom, and a full bathroom. It would also result in the renovation and enlargement of the kitchen and breakfast room on the second floor. The horizontal addition would extend approximately 6.16 feet beyond the existing building at the rear, and add approximately 115 square feet to the structure. The total area of the resulting building would be 2,575-gross-square-feet.

Remarks, continued from the previous page:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 534 4th Avenue is an historical resource as defined by CEQA. The Planning Department evaluated the historical resource status of the building at 534 4th Avenue and found that it is an historical resource pursuant to CEQA for the following reasons.¹ [A copy of the Historic Resource Evaluation Response (HRER) is attached.] The existing building is listed with a rating of C+, or of contextual importance, on both the San Francisco Architectural Heritage and Inner Richmond surveys, which are informational surveys of potential historical resources within San Francisco. The existing structure is a one-and-a-half-story over garage wood frame Craftsman building originally constructed in 1904, which retains its historic architectural integrity. Its exterior has not been altered significantly since its construction. The building may contribute to a potential historic district or significant context based on its architectural integrity and association with the residential development of the Inner Richmond neighborhood between 1904 and 1907.² Although building styles vary in this area, Revival, East Bay/Craftsman, and Edwardian styles predominate with most building details remaining intact. The high concentration of architecturally unified buildings constructed during that time period indicates the existence of a potential historic district based on shared architectural characteristics.³

As described above, the proposed project would restore elements of the front façade with elements suitable to the historic context of the building. Specifically, a non-historic aluminum window at the top floor would be replaced with a one-over-one double-hung wood window. The pair of wood three-lite-over-three-panel wood garage doors and framing would be replaced with a pair of multi-lite-over-paneled wood garage doors in a painted finish. The wood and glass entrance door would be replaced with a new single-pane-and-single-panel wood door and frame. The five panel wood door at the ground floor setback would be replaced in kind. The one-over-one double-hung wood window at the ground floor setback would also be replaced in kind. The existing wood clapboard siding and decorative trim would be repaired where necessary using materials that match the historic in terms of material, configuration, size and detail.⁴

In addition, the proposed two-story rear addition would feature an octagonal-bay at the first floor, one-over-one double-hung wood windows, a wood stairway from the first to the ground floor, and wood clapboard siding to match the historic clapboard siding on the existing building.⁵

Since the building was determined to be an historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Structures* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described here.⁶ Character-defining features of the

¹ Memorandum from Tara Sullivan-Lenane, Preservation Planner, to Debra Dwyer, Major Environmental Analysis Division, *Historical Resource Evaluation Response for 534 4th Avenue*, September 15, 2006. Attached.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

existing building such as the wood clapboard siding, roofline with heavy eave and pediment, the projecting bay window at the first floor, window sashes and surrounds, and the decorative details at the entrance porch and bay window would not be altered by the proposed project. In addition, the project would replace, only where necessary, deteriorating historic material on the building façade such as the wood clapboard siding, window sashes and doors with elements matching the historic in terms of material, configuration, size and detail. Finally, the rear addition would be differentiated in its design from the historic building as required by the Secretary's Standards, and would not remove significant character-defining features from the building. Therefore, there would be no significant adverse effect on an historical resource as a result of the proposed project.⁷ Furthermore, the proposed addition and alterations would not have any adverse impacts on off-site historic resources as defined by CEQA, including any potential historic district, since they would not adversely affect the architectural integrity of the building in terms of setting, feeling, or association.⁸

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to residential structures provided that the addition will not result in an increase of more than 50% of the floor area before the addition, or 2,500 square-feet, whichever is less. The proposed project would add approximately 115 square feet to the existing structure. The total size of the resulting building would be 2,575-gross-square-feet. Therefore, the project would qualify for exemption from further CEQA review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's Standards, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

⁷ Ibid.

⁸ Ibid.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Debra Dwyer

Project Address: 534 Fourth Avenue
Block: 1546 Lot: 031
Case No.: 2006.0617E
Date of Review: 09/12/06

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Chad Hamilton, RA
Company: Hamilton + Aitken
Address: 535 Brannan Street, Suite 400
San Francisco, CA 94107
Phone: 415-974-5030
Fax:
Email:

Owner

Name: Tim & Vanessa Hall
Company:
Address: 534 Fourth Avenue
San Francisco, CA 94118
Phone: 415-974-5030
Fax: 415-974-5030
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The alteration of the front façade, including the removal of a non-historic aluminum window at the top floor and the installation of a new wood one-over-one double-hung wood window; the removal of a pair of wood three-lite-over-three-panel wood garage doors and framing and the installation of a pair of new multi-lite-over-paneled wood garage doors in a painted finish; the removal of the wood and glass entrance door and frame, and the installation of a new single-pane-and-single-panel wood door and frame, in a painted finish; the in-kind replacement of the five-panel wood door at the setback of the ground floor; the in-kind replacement of the one-over-one double-hung wood window at the setback on the first floor; and the repair of the existing wood clapboard siding and decorative trim where necessary, to match the historic in terms of material, configuration, size, and detail;
- The removal of a non-historic one-story addition and deck at the non-visible rear façade; and
- The construction of a two-story rear yard addition on the northern half of the non-visible rear façade, featuring an octagonal-bay at the first floor, one-over-one double-hung wood windows, a wood stairway from the first to the ground floor, and wood clapboard siding to match the historic clapboard siding on the building.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1903-1907, when the area was developed for residential housing. As a result of this rapid development, there is considerable harmony among the houses and flats in the neighborhood. The building styles vary but Revival, East Bay/Craftsman, and Edwardian styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location	☒ Retains	☐ Lacks	setting	☒ Retains	☐ Lacks
design	☒ Retains	☐ Lacks	feeling	☒ Retains	☐ Lacks
materials	☒ Retains	☐ Lacks	association	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

534 Fourth Avenue retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Historic details such as the wood clapboard façade treatment, roofline with heavy eave & pediment, projecting bay window at the first floor, window sashes and surrounds, and decorative details at the entrance porch and bay window are intact. Records indicate that the garage was added to the building in 1922 but does not indicate what material was removed for this installation. However, due to the fact that there have been few alterations to the building, it retains an extremely high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☒ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

impact any aspects of integrity, including setting, feeling, and association, and thus will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature

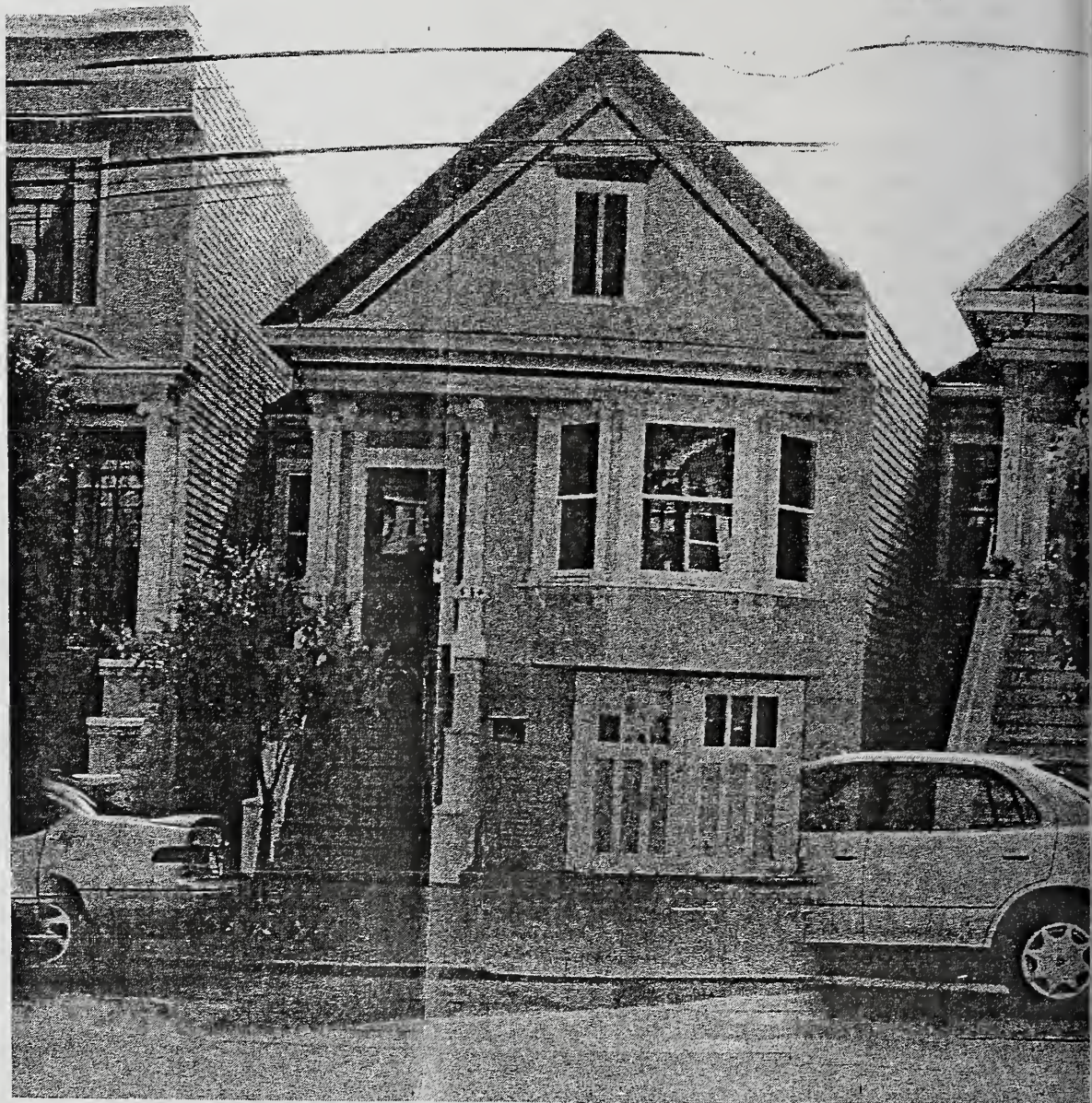

Mark Luellen, Preservation Coordinator

Date:

9-15-06

cc:

S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



SUBJECT PROPERTY



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0095E – 850 Broderick Street
Project Location: 850 Broderick Street; between Golden Gate and McAllister Streets
Assessor's Block and Lot: Block 1156; Lot 023
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project includes the demolition of a circa 1948 two-story, 32-foot-high, 21,332-square foot (sq ft), 40-bed social services building containing 32 vacant group bedrooms and off-street parking for one vehicle. The proposed project also includes the construction of a new three-story, 38-foot-high, approximately 32,000-sq ft, 47-unit Single Room Occupancy (SRO) elderly homeless group housing facility with parking for four vehicles. The site, on the eastern side of Broderick Street, is a 13,059 sq ft corner lot also fronting Golden Gate Avenue within the city block (Assessor's Block 1156; Lot 023) bounded by Broderick Street to the west, Golden Gate Avenue to the north, Divisadero Street to the east, and McAllister Street to the south. The existing pedestrian entrance is via Broderick Street; the proposed pedestrian entrance would be via Broderick Street. The existing vehicle parking access is via Golden Gate Avenue; the proposed vehicle parking access would be via Golden Gate Avenue. The project site, located in the Western Addition neighborhood, is zoned RM-1 (Residential Mixed – Low Density), and is within a 40-X Height and Bulk District. The proposed project would require variance approvals for parking and rear yard requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Valerie O'Donnell, 415 358-3922, representing Tenderloin Neighborhood Development Corporation

EXEMPT STATUS:

☒ Categorical Exemption, Class 32 [CEQA State Guidelines, Section 15332]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

9/29/06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Valerie O'Donnell, Project Sponsor
M. Woods & J. Battis, Planning Dept.
Public Comment List
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F.

PAUL E. MALTZER
Environmental Review Officer

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined that the existing building does not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation).¹

Under CEQA, evaluation of a proposed project's potential to impact "historical resources" is a two-step process. The first step is to determine whether the property is an "historical resource" as defined by CEQA State Guidelines Section 15064.5(a)(3), and if it is determined that a "historical resource" is present, the remaining step is to evaluate whether the proposed project would cause a "substantial adverse change" to the "historical resource." Preservation Bulletin Number 16, October 2004, establishes the City and County of San Francisco criteria for evaluating properties for the purposes of CEQA as well as the preparation of Categorical Exemptions. Category C are those properties determined not to be historical resources and consists of (non-residential) properties constructed after 1913 but more than 50 years old. The subject property proposed for demolition is a 21,332-square foot (sq ft) institutional building constructed in 1949 to offer services to unwed teenage mothers. Because the building evokes architectural features of the International Modernist movement, and because the building was most recently used as a transitional housing facility and is over 50 years old, the Department's Preservation section evaluated the existing building to affirm the appropriateness of a Category C designation.

In conducting the historic resource assessment Preservation staff referenced a supplemental historic report prepared by William Kostura, which concluded that the building is a "poor, or at best, perfunctory, example of International style...[which] lacks clarity, or strength of expression."² Preservation staff concur that the building lacks extraordinary features that would render it individually significant and eligible for inclusion in the California Historic Register, noting that the architects responsible belonged to a practice that "is not an important firm in San Francisco history because none of their projects was widely valued for its architecture." Additionally, Preservation staff, in determining that the existing building is not a historic resource, indicated that of the four eligibility criteria that might qualify a building for inclusion in the California Historic Register, the existing building exhibited none.³

Therefore, applying the California Historic Register and Preservation Bulletin Number 16 criteria, the building is not a historical resource for the purposes of CEQA. As such, the proposed demolition would not result in an environmental effect and the project may be deemed exempt from environmental review if other criteria are satisfied. As described below, the project meets the CEQA criteria for exemption from environmental review under Class 32.

The proposed project would also involve the construction of a 32,000-sq ft institutional housing facility containing 47 SRO units. CEQA Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

¹ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 850 Broderick Street, May 30, 2006.

² *Historic Architecture Survey Report for a New Building at 850 Broderick Street, San Francisco* (Calif.). Prepared by William Kostura April 2006 date. This document is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2006.0095E.

³ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 850 Broderick Street, May 30, 2006.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The project site is within the RM-1 (Residential Mixed – Low Density) zoning district, where the proposed group housing facility is permitted. The project would require variances for parking and rear yard requirements. The project, if granted required variances, would be consistent with the general plan and with the zoning designation.

(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.

The site, on the eastern side of Broderick Street on the corner lot also fronting Golden Gate Avenue, is within a developed area of San Francisco consisting of small blocks, intensive urban development, and a mix of uses. Thus, the proposed development would be characterized as an infill development substantially surrounded by urban uses. The site size is 13,059 sq-ft, or 0.3 acres.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site is covered entirely by the existing building save for about 4,900 sq ft maintained as paved outdoor open space. The project site, upon completion, would not change, but would remain covered entirely by the proposed building save for about 3,864 sq ft that is to be reserved as paved outdoor open space and is within an urban area. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The proposed project would provide four off-street parking spaces. This number is three additional parking spaces over the quantity afforded by the existing facility. Hence, there would be no substantial traffic increase on the neighborhood's roadway network and the project would not substantially affect the neighborhood's existing transportation conditions.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a discernable increase in the ambient noise level in the project vicinity. The proposed residential use would not produce noise levels in excess of those commonly found and accepted in urban areas.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Inasmuch as the project would be undertaken in an area where all utilities and services are currently provided for, no need for any expansion of public utilities or public service facilities is anticipated, either individually or cumulatively.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on July 12, 2006 to owners and occupants within a 300-foot radius and to potentially interested parties. Seven responses regarding the potential environmental effects of the project were received in response to the notification. Six respondents requested to be apprised of future developments. One letter expressed concern regarding increased traffic and loss of on-street parking as well as concern over the potential for the new building's increased height to reduce the quality of light and views from private residences. The traffic and parking issues have been addressed above within the body of the certificate. Addressing the subject of height, the proposed building, at 38 feet high, would be within the height limits for the neighborhood. Because the proposed building height would not exceed 40 feet, the net new shading which would result from the project's construction does not rise to a level of concern that would warrant a shadow fan analysis. The project site, on the east side of the street in the southeast corner of the block, would result in minimal additional shadow being cast onto the street below in the evening hours. Moreover, the total amount of shading is not expected to exceed levels generally accepted in urban areas.

Construction of the proposed institutional housing building would not result in an excessive change to the character or aesthetic to the street. Structures of similar height to the proposed project are common to the subject block area. The residential building adjacent to and south of the project site has a peaked roof whose maximum height exceeds the proposed building's height by about eight feet. The remaining three corners of the intersection at Broderick and Golden Gate are occupied by apartment buildings of three and four stories, with heights of between 32 and 40 feet. The project could at least partially disrupt existing private views from the building on the opposite side of Broderick Street to the west. The project is not expected to substantially impact the views from other buildings near the site. Impacts to private views are rarely a significant impact under CEQA, especially in dense urban settings such as the one in which the proposed project will be located. The reduction in private views and increased shade would be an unavoidable consequence of the project and would result in an undesirable change for those individuals affected, but such impacts are limited in nature and would not be considered a significant impact under CEQA.

Hazardous Materials

The proposed project includes demolition of the existing building, constructed in 1948. The building is known to contain lead-based paint. However, the lead paint contained within the subject building is located within its interior, generally considered not to be a significant hazard and not rising to a level that would invoke Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint. To more fully gauge the significance of hazardous materials that may be present within the building, the San Francisco Department of Public Works commissioned a field sample and laboratory testing analysis by a qualified materials testing firm.⁴

⁴ Limited Hazardous Materials Survey Report (Draft) for 850 Broderick Street, San Francisco, CA, Prepared by Health Science Associates, June 5, 2003. This report is available for review by appointment at 1660 Mission Street, San Francisco, CA, Case No. 2005.0573E.

Sixty paint samples from various locations within the interior of the building were collected and tested for the presence of lead using an X-Ray Fluorescence lead paint analyzer. Ten of these samples tested positive for lead-based paint. An additional 21 samples tested positive for lead-containing paint.⁵ Applying another method, nine paint chip samples were analyzed for lead concentration applying an atomic emission spectroscopy. Five of these samples tested revealed a lead concentration of 0.033 mg/cm² or higher, with the highest concentration being a sample that returned a lead content measurement of 0.065 mg/cm².⁶ To put this in perspective, the Consumer Products Safety Commission (CPSC) standard considers paint to be lead based at concentrations of 0.060 percent lead metal by weight, while the Housing and Urban Development (HUD) Guidelines define lead-based paint as containing lead at or above 0.5 percent or 1.0 mg/cm².⁷ In summary, of the nine paint samples tested, four exhibited an insignificant concentration of lead, one sample slightly exceeded the CPSC standard, and none of the samples approached the HUD standard. Therefore, it can be demonstrated that the building contains paint with concentrations of lead below those levels generally considered to present a significant health risk.

Testing was also conducted for the presence of asbestos. Twelve of 26 bulk material samples collected from the interior spaces of the building were found to contain asbestos, confirming the presence of Chrysotile compound in concentrations of one percent or greater. Of these, six had concentrations of 5 to 15 percent, while three showed concentrations in the 40 to 60 percent range.⁸ Because the presence of lead paint and asbestos occur substantially within the interior of the building, and would be safely disposed of in accordance with applicable statutory requirements, the presence of these substances is not expected to result in a significant environmental effect.

Archeological

Because the proposed project would necessitate the movement of ground soils, the Planning Department conducted an archeological sensitivity analysis to assess the potential for disturbance to subterranean artifacts. The analysis concluded that because there are no known archeological resources in the project vicinity, and because the proposed project would require minimal excavation beyond the excavation activities that were conducted for the existing building, the proposed project would not adversely affect such resources.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

⁵ Lead-based paint is generally considered to have lead concentrations of 1.0 mg/cm² or greater. Lead-containing paint is generally considered to have lead concentrations of greater than 0.0 mg/cm² or but less than 1.0 mg/cm² or greater. *Source: Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing*, U.S. Department of Housing and Urban Development, 1997.

⁶ Limited Hazardous Materials Survey Report (Draft) for 850 Broderick Street, San Francisco, CA, Prepared by Health Science Associates, June 5, 2003. This report is available for review by appointment at 1660 Mission Street, San Francisco, CA, Case No. 2005.0573E.

⁷ Ibid.

⁸ Ibid.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 850 Broderick Street
Block: Lot: 1156/023
Case No.: 2006.0095E
Date of Review: May 30, 2006

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

Name: William Kostura
Company: N/A
Address: P.O. Box 11287
Oakland, CA 94611-0287
Phone: (510) 652.9742
Fax:
Email:

Owner

Name: City/County of San Francisco
Department: Dept. of Human Services
Address: 25 Van Ness Avenue, #400
San Francisco, CA 94102
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description: The proposal is to demolish the existing two-story institutional housing building at 850 Broderick Street located at the southeast corner of Golden Gate Avenue and Broderick Street. The existing building would be replaced by an institutional assisted living building with 38-units of housing.

Pre-Existing Historic Rating / Survey: The existing building appears on the UMB Survey.

Historic District / Neighborhood Context: The building is located in the Western Addition neighborhood in an area that is characterized by three- and four-story, medium-scale apartment buildings. The subject block is located within one-block of Divisadero Street, a transit corridor and primary north/south route through the City.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☒ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

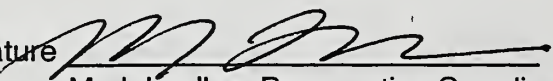
Notes: The building was constructed in 1948 as the Florence Crittenton Home, an institutional building to house and offer services for unwed teenage mothers and their infants. The history of

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

5-31-06

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



ADJ. PROPERTIES
ON PRODERICK ST.

100





RECEIVED

SEP 06 2006

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

August 29, 2006

Paul Maltzer
Major Environmental Analysis Division
San Francisco Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103

DOCUMENTS DEPT.

NOV - 6 2006

SAN FRANCISCO
PUBLIC LIBRARY

RE: Pier 23 Café – Request for Class 1 Categorical Exemption

Dear Mr. Maltzer:

Please find enclosed two copies of an Environmental Exemption application for a proposed improvement project located at Pier 23 Café and a check in the amount of \$65 to cover the application processing fee.

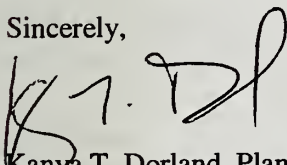
We believe that this proposed improvement project is Categorically Exempt from CEQA review, under Class 1(d): ... "This class also included maintenance and repair of pier aprons, piers, boat ramps and other pile-supported structures in areas that are not environmentally sensitive."

We would appreciate your review of this request to obtain a formal determination from the Major Environmental Analysis Division of the Planning Department. Please do not hesitate to contact me at (415) 274-0264, if you have any questions regarding this proposed improvement project, or require any additional information to complete your review and determination

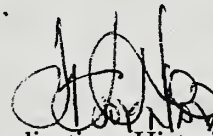
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW.

Thank you for your assistance on this matter.

Sincerely,


Kanya T. Dorland, Planner
Port of San Francisco
Planning & Development Division

CLASS 1(e) Additions to existing
structures provided that the addition
will not result in 10,000 square feet or
less.

 7/29/06
JANUARY 11 2007

Enclosures: Two copies of the Pier 23 Café Exemption Application, Historic Resource Memorandum, Historic Architectural Evaluation and Repair Plans

cc: Diane Oshima, Port of San Francisco (w/out enclosures)
Flicka McGurrin, Pier 23 Cafe (w/out enclosures)

ENVIRONMENTAL EXEMPTION APPLICATION

Owner/Agent Information

Property Owner:	Port of San Francisco	Telephone No.:	(415) 274-0400
Address:	Pier 1	Fax No.:	(415) 732-0400
	San Francisco, CA 94111	Email Address:	http://www.ci.sf.ca.us/site/port_index.asp

Project Contact:	Kanya Dorland	Telephone No.:	(415) 274-0264
Address:	Pier 1	Fax No.:	(415) 544-1701
	San Francisco, CA 94111	Email Address:	Kanya.Dorland

Site Information

Site Address(es): _____

Nearest Cross Street(s): _____

Assessor's Block(s)/Lot(s):	9900-023	Zoning District(s):	M-1
Site Square Footage:	_____	Height/Bulk District(s):	40-X

Present or Previous Use of the Site: Pier 23 Café is a restaurant and bar

Does the project site have an average slope greater than 20 percent? No.

Are any designated landmarks or rated historic buildings on the project site, or is the site within a historic district? If so, please describe. Please see attached memorandum.

Project Description

Please Check All That Apply:

☒ Addition	☐ Change of Use	☐ New Construction	☐ Lot Split/Subdivision
☐ Alteration	☐ Demolition	☐ Zoning Change	☐ Other

Please Describe Proposed Use: Pier 23 Café will continue to operate as a restaurant and bar.

Estimated Construction Cost: \$175,000

Previous Environmental Review: _____ Case No.: _____

Would the proposed project require any variances, special authorizations, or changes to the City Planning Code or Zoning Maps? If so, please describe. Please see attached memorandum.

Written Project Description:

Please include location; existing height, use, gross square footage, and number of off-street parking spaces; and proposed height, use, gross square footage, and number of off-street parking spaces. Attach additional sheet(s) if necessary.

The proposed project would take place at Pier 23 Café along the Embarcadero between Greenwich and Filbert Streets. The project involves construction of an approximately 153 square-foot kitchen addition with a flat roof to the 1,177 square-foot building, the installation of a new casement window on the Embarcadero (west) elevation and new roof top HVAC equipment to serve the needs of the existing Pier 23 Café operator, a tenant of the Port. The proposed kitchen addition would square-off an existing 9 feet by 17 feet notch at the northwest corner of the building that was created by a previous addition to the north elevation of the structure. This previous addition provided for a walk-in cooler and restaurant storage area. The proposed addition would expand the restaurant kitchen and would be visually separated from the historic structure through a 2 foot, 6 inch utility alcove and different roof style. The existing historic portions of the building have a gable roof and the proposed addition and previous non-historic addition have flat roofs.

The exterior of the addition would be finished with horizontal wood siding similar to the existing exterior of the historic portion of the building and would be painted to match the existing white color of the base building. The proposed casement window would provide additional light to an interior space that functions as a waiting/seating area for café patrons near the front entrance of the facility. The casement window would be designed to reference the height, dimensions and detailing of the existing historic one-over-one double-hung windows on the west elevation. New roof-top HVAC equipment would be installed behind a screen wall approximately three feet in height to screen it from view along the Embarcadero.

ENVIRONMENTAL EXEMPTION APPLICATION CHECKLIST

Please submit all materials shown below. The staff planner assigned to the project will contact you if additional information is required in order for environmental review to proceed.

Submit These Materials With Application	Check Box to Indicate That Materials Are Provided
Application with all blanks filled in	☐
Project Drawings on 8.5x11, 11x17, or reduced size *** Site Plan, Floor Plans, Elevations, and Sections	☒
Photographs of the project site and adjacent properties, including those across the street; label viewpoints	☐
Check payable to <u>San Francisco Planning Department</u>	☒
Application signed by owner or agent	☒
Letter from property owner(s) authorizing agent to sign Application	☐
Special Studies (if required) Examples include Phase I Site Assessments and Geotechnical Reports	☐

*** Not required for every application. If not provided, please include an explanation and staff will determine whether or not the material is required.

Applicant's Affidavit - I certify the accuracy of the following declarations:

- a: The undersigned is the owner or authorized agent of the owner(s) of this property.
b: The information presented is true and correct to the best of my knowledge.
c: I understand that other applications and information may be required.

Signed: _____ Date: 8/28/06
Agent or Owner Port of San Francisco

Print full name of applicant: Kanya T. Dorland

(This space for staff use only)

Fees:

X	\$65	Exemption Stamp
	\$150	Certificate of Exemption (+ time and materials)

Case No: _____



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FAX: 558-5991

COMMISSION CALENDAR
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INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner:

Project Address:

Block: 9900 Lot: 0023

Case No.:

Date of Review:

Planning Department Reviewer:

Mark Luellen

415-558-6478

mark.luellen@sfgov.org

Preparer / Consultant

Name: Mark Paez, Preservation Technical Specialist

Company: Port of San Francisco

Address: Pier 1 The Embarcadero, SF, CA 94111

Phone: 415-705-8674

Fax: 415-732-0497

Email: mark_paez@sfport.com

Owner

Name: Port of San Francisco

Company:

Address: Pier 1 The Embarcadero, San Francisco, CA 94111

Phone: 415-274-0400

Fax:

Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

W / MODIFICATIONS DATED
9/25/06 ATTACHED

Project description:

The proposal would result in the construction of an approximately 153 square-foot kitchen addition with a flat roof to the 1,177 square-foot building, the installation of a new casement window on the Embarcadero (west) elevation and new roof top HVAC equipment to serve the needs of the existing Pier 23 Café operator, a tenant of the Port. The proposed kitchen addition would square-off an existing 9 by 17 foot notch at the northwest corner of the building that was created by the previous addition of a walk-in cooler and restaurant storage area to the north elevation of the structure. The addition would be visually separated from the historic structure by a 2'6" wide utility alcove and the change from the gable roof on the historic portions of the building to a flat roof on the non-historic building additions.

The exterior of the addition would be finished with horizontal wood siding similar to the existing exterior of the historic portion of the building and would be painted to match the white color of the base building. The proposed casement window would provide additional light to an interior space that functions as a waiting/seating area for café patrons near the front entrance of the facility. The casement window would be designed to reference the height, dimensions and detailing of the existing historic one-over-one double-hung windows on the west elevation. New roof-top HVAC equipment would be installed behind a screen wall approximately three feet in height to screen it from view along the Embarcadero.

Pre-Existing Historic Rating / Survey

Pier 23 Café is a Contributing resource with in the Port's Embarcadero National Register Historic District. Pier 23 Café is one of six historic waterfront restaurants/cafes, four of which are within the historic district (including Pier 23 Café, The Waterfront Restaurant near Pier 7, Pier 28-1/2

Restaurant and Java House near Pier 40). Red's Java House although not included in the historic district is considered by the Port to be an individually eligible historic resource. Pier 23 Café is a small simple wood frame working class structure built in 1937. Waterfront cafes such as Pier 23 Café played an important role in the social and labor history of the waterfront because waterfront workers congregated at these spots instead waiting for work at the shape up after the 1934 strike. Pier 23 Café has experienced a number of interior and exterior alterations that post date the end of its period of significance which ends in 1946. However, the building massing, scale, roof form, and signage, as well as the appearance of the Embarcadero (west) façade still convey a strong historic character.

Historic District / Neighborhood Context:

Pier 23 Café is located immediately north of Pier 23, also a Contributing resource within the Embarcadero Historic District and just south of Pier 27, a Non-contributing resource within the historic district that was constructed in 1965 on a diagonal axis to the Embarcadero, Seawall and Bulkhead Wharf. Pier 23 Café maintains a significant degree of integrity despite additions and alteration of its north and east elevations.

NOTE: If the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1937 to 1946

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Pier 23 Café when viewed from the Embarcadero retains integrity. Additionally, the interior maintains some historic integrity while the east and west elevations have been altered by alterations and non-historic building additions.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☒ **Category A (1/2)**
☐ **Category B**

☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ (Optional) ☐ See attached explanation of how the project meets standards

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

At the recommendation of the Port the tenant retained Mark Hulbert, principal of Historic Preservation Architecture, a qualified historic architect. Mark Hulbert was asked to summarize the historical significance of the resource and provide advice and guidance to the Port and its tenant on how best to implement a project that would meet the tenant's needs and be consistent with the Secretary of the Interior's Rehabilitation Standards and therefore maintain the resources essential character defining features (see attached January 4, 2006 evaluation report). Based on the findings of the Hulbert report the Port worked with the tenant to resolve issues of compatibility related to the design of the proposed new window on the west elevation and the new kitchen addition on the north elevation. The revised project design is consistent with the recommendations of the Hulbert report and the Secretary's Standards.

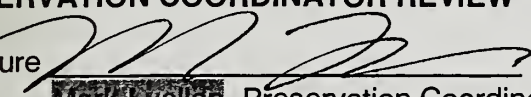
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature

Date:


Mark Luellen, Preservation Coordinator

9/28/06

W/ MODIFICATIONS DATED 9/25/06
Supporting Documentation Provided:

- Mark Hulbert January 2006 Historic Evaluation Report
- Pier 23 Café Revised Architectural Plans – dated August 21, 2006

cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File
Kanya Dorland, Port of San Francisco



PRESERVATION ARCHITECTURE

January 4, 2006

PIER 23 CAFE

Historic Architectural Evaluation

The purpose of this evaluation is to:

- Generally summarize the historical significance and character of the Pier 23 Cafe, which stands within and contributes to the proposed Port of San Francisco Embarcadero Historic District.
- Generally evaluate several proposed changes to the property, including a new kitchen addition, and the addition of a new set of windows in the street facing facade.



No specific research was completed for this work, excepting site visits to observe existing conditions, and a review of miscellaneous building records in possession of the proprietor [see Alteration Summary, below]. A request for records from the Port of SF resulted in no findings, as such documentation, if any exists, is in the process of being archived by the Port, with an indefinite timeframe for completion and availability.

General Description

Pier 23 Cafe is a small, wood frame, restaurant structure that stands on the bulkhead wharf, between Piers 19 and 23, along San Francisco's Embarcadero. Originally constructed in 1937, Pier 23 Cafe has served as a restaurant since, though with the certainty of periods during which the building stood vacant. One such period apparently preceded the current proprietorship, which began in 1987 and, according to the renovation drawings prepared at that time, was a "reconstruction" due to fire damage. Those drawings do not, however, indicate a substantial reconstruction, but show miscellaneous improvements to the service and kitchen areas, and overall electrical work. The resulting layout of bar, dining and kitchen spaces appears to be largely extant today, excepting for a series of further and very recent modifications to the restrooms at the south and rear, to the building service and storage area at the north end of the building, and at outdoor dining and service areas on the bay-side wharf.

Summary of Significance

The historical basis for this evaluation is the Draft National Register of Historic Places (NRHP) Registration Form 10-900-a for the Port of San Francisco Embarcadero Historic District, dated June 2003, from which various statements are quoted herein, including the following contextual statement:

"Cheap restaurants were fixtures on the waterfront for much of its history. Restaurants were housed in the large bulkhead buildings at the inshore ends of the piers and in small, free-standing wood buildings on the bulkhead wharf. Workers who worked indefinite shifts and got off at all hours of the day and night depended on them. Workers had short breaks and couldn't go far to eat — a 1942 schedule allowed 20 minutes for lunch in an eight-hour day and two lunch breaks in a fourteen-hour day. Similarly, they served the interests of shipping companies and merchants who depended on the labor force. These restaurants acquired a new purpose and more of them were built after the 1934 strike (e.g., Pier 23 Restaurant in 1937). Whereas before the strike, workers were at the hiring shape-up at 7:00 AM, afterwards many gathered for breakfast on the waterfront, a practice that lasted until the rise of container shipping in the late 1960s."

(From "Background, Port of San Francisco: Engineering and Cargo Handling 1920s-1950s, Waterfront Restaurants," p.134).

There is, otherwise, only very limited historical information available for this property. Additionally, changes made to this type of port facility are not well documented, as the historic district nomination acknowledges:

"The most difficult places to assess integrity of design is in places where changes have been made not to meet engineering needs, but to make adaptations for the needs of office workers, restaurant operators and patrons, and waterfront laborers. These changes are rarely well documented on drawings or in other records."

(from "Integrity: Design," p.179)

Nonetheless, as also reported in the NRHP record:

"The small wood-frame, stucco and wood-clad restaurants are distinctive for their appearance of impermanence. These are vulnerable structures, the survival of whose materials is important for the aspects of history they reflect."

(from "Integrity: Materials," p.183)

Based on one of the few available records (see attached), a "Final Construction Report No. 213, Restaurant Building Pier 23 Bulkhead Wharf," the subject restaurant was completed in 1937. It is described as a "one story frame building — 14' x 48'," the size of which corresponds to the current hipped roof building form, which has since been added onto at the north end and on its east (bay) side. Another indirectly related document, a plan entitled "Loading Platforms North Side of Pier 23," dated 1971, includes a small scale location plan for Piers 23 and 19, and an outline of the Pier 23 Cafe structure. This shows a footprint which corresponds to the original footprint, but also clearly indicates a bay side extension.

Due to the the absence of historic records, and in light of the sensitivity of the resource within its overall historical context, it is important to make careful judgements concerning proposed changes. Yet, at the outset, it is also important to acknowledge that this individual resource is very simple, and that it does not contribute in a primary way to the Historic District but, above all, contributes to the "feeling" for the historical period. Again, as stated in the record:

"... the least permanent features of the district, including the wood restaurants on the water-

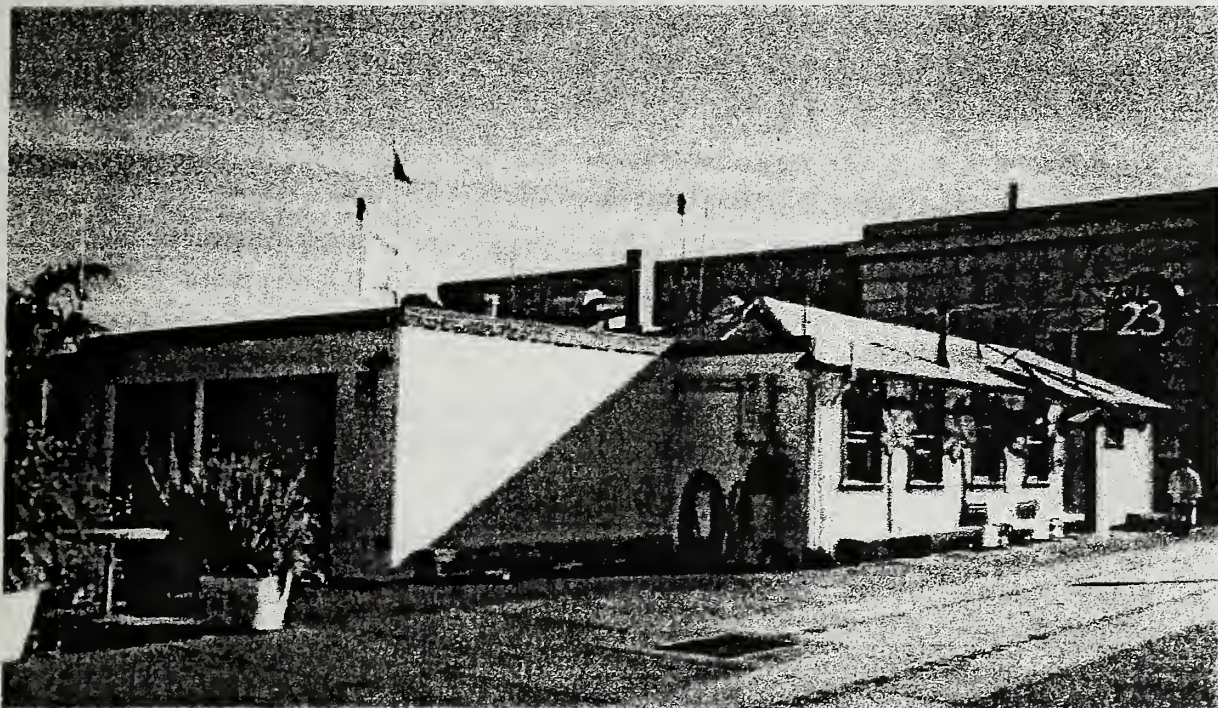
front, the no smoking signs in the transit sheds, and the pile driving rigs at work along the piers, convey substantial feeling for the period of significance."

[from "Integrity: Workmanship," p.183]

As with other secondary resources in the Port, the Pier 23 Cafe has survived by providing a continuous purpose — that of food service; but also due to its special location, directly on and overlooking the bay. Furthermore, its utility and location were, originally, its most relevant and meaningful characteristics. In the nomenclature of historical preservation, the Pier 23 Café thus effectively conveys its historical significance.

As a contributing resource based on its use and location, it is important to acknowledge that, from an historic preservation perspective, the building's exterior is of greater concern than its interior, as the exterior is representative of a type of building that was of consequence to the overall character of the Port during the historical period (the historic district's defined period of significance extends from 1878-1946). Indeed, historical photos include images of these simple, hip-roofed restaurants along and facing the Embarcadero, yet few remain. Pier 23 Café is thus an important edifice along the historical waterfront.

Moreover, the building in its entirety is not historically significant. Rather, the original and extant 14 foot x 48 foot, hipped roof building is significant, whereas its various side and rear extensions and improvements are not. As discussed under the Alterations heading below, such extensions have been recently added to the original and historical form.

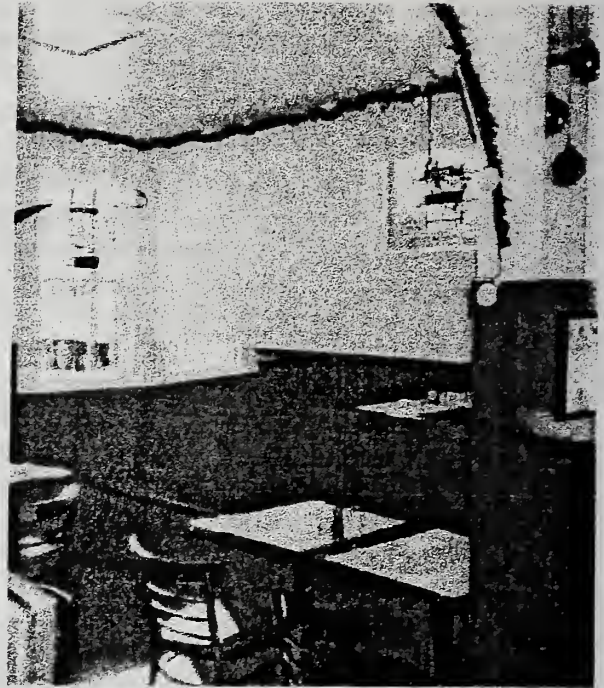


Pier 23 Cafe - View from northwest of Northern (side) and Western (front) Elevations
(and showing original 1937 building at right and recent north extension at left)

With regard to the interior, while there are likely to be original interior materials yet intact within the historic structure, their extent is not particularly evident. But it is also true that the interior conveys a sense of an older restaurant. Suggesting that, though it is unlikely that changes have been made with an eye towards sensitivity to the original and historic use and structure, interior changes have nonetheless been relatively compatible. Thus, the character of the interior – as represented by plain interior finishes such as concrete floors, flat board paneling and trim, along with relatively low ceilings, and rudimentary relationships between interior and exterior – appears authentic.

In summary, the historical significance of the Pier 23 Cafe is concentrated on the c1937 building form, and is primarily based on its being:

- a waterfront restaurant;
- a freestanding wood building on the bulkhead wharf and fronting the Embarcadero as well as facing the bay.



Interior view at southwest corner of Dining Room

And the following forms, patterns and features of the c1937 structure are of primary significance:

- Hipped roof building form and materials;
- Horizontal wood board siding;
- Wood board trimwork;
- Regularly spaced, single or double hung wood windows at front, south side, and rear;
- Public spaces and uses within c1937 building, including characteristic materials (concrete floors, board/batten wall and ceiling paneling and trim).

Summary of Alterations

As previously noted, alteration records for Pier 23 Cafe are quite limited, with the only documents located being those of the building's current proprietor, and thus dating no earlier than 1987. The following findings are drawn from these available records.

To begin with, the original, 1937 hipped roof building substantially remains, with little apparent change except for the modification of the front door, which has been recently recessed (although without record) to allow for a shallow vestibule.

All of the existing building extensions, including structures and roofed areas at the north side and across the rear (east), have been added or substantially modified since 1987.

The round, Pier 23 signage at the roof is of indefinite vintage, yet predates 1987.

Interior materials and surfaces (concrete flooring, wood board and batten wainscoting and wall and ceiling paneling) in the public bar and dining spaces of the original building pre-date 1987, and appear to be relatively early.

Interior fixturing and equipment, excepting the bar itself, are recent additions or alterations, including the banquette seating at the southwest corner of the dining space, which was originally added in 1987. The wing walls and arched opening separating this dining alcove from the entry and main dining space are even more recent alterations, apparently related to the undocumented entry door modification. The kitchen also dates from 1987 and later.

Treatment Recommendations

Based on the relative significance of Pier 23 Café's exterior and interior uses, spaces and features, — with the exterior and, in particular, its front elevation and materials being the most significant — the following are recommended treatment goals:

- Changes made to the historical portion of the building should retain identifiable, original as well as older building elements and materials, to the greatest possible extent;
- New work should be compatible with the character of the original structure;
- New additions should not be blended in to the original hipped building form, but should be modestly differentiated in order to reinforce that original form.

The primary point being that its admittedly simple and modest, yet historic form and elements should not be remodeled out of existence.

Finally, with respect to specifically proposed alterations:

- The new addition should be subtly differentiated from the original structure, by being flat roofed, and/or via the use of a subtle joint or subtle setback where the new wall meets the old;
- The design of the new front window should be compatible with the type and pattern of the existing double-hung windows across the front facade, including: type, proportion, and head and sill alignment — even if a lower window unit is also required.

10:15 AM 6/29/97

Attn: Allen + Felicia

→ To: Mark Perry @ 1001 45 S.F.

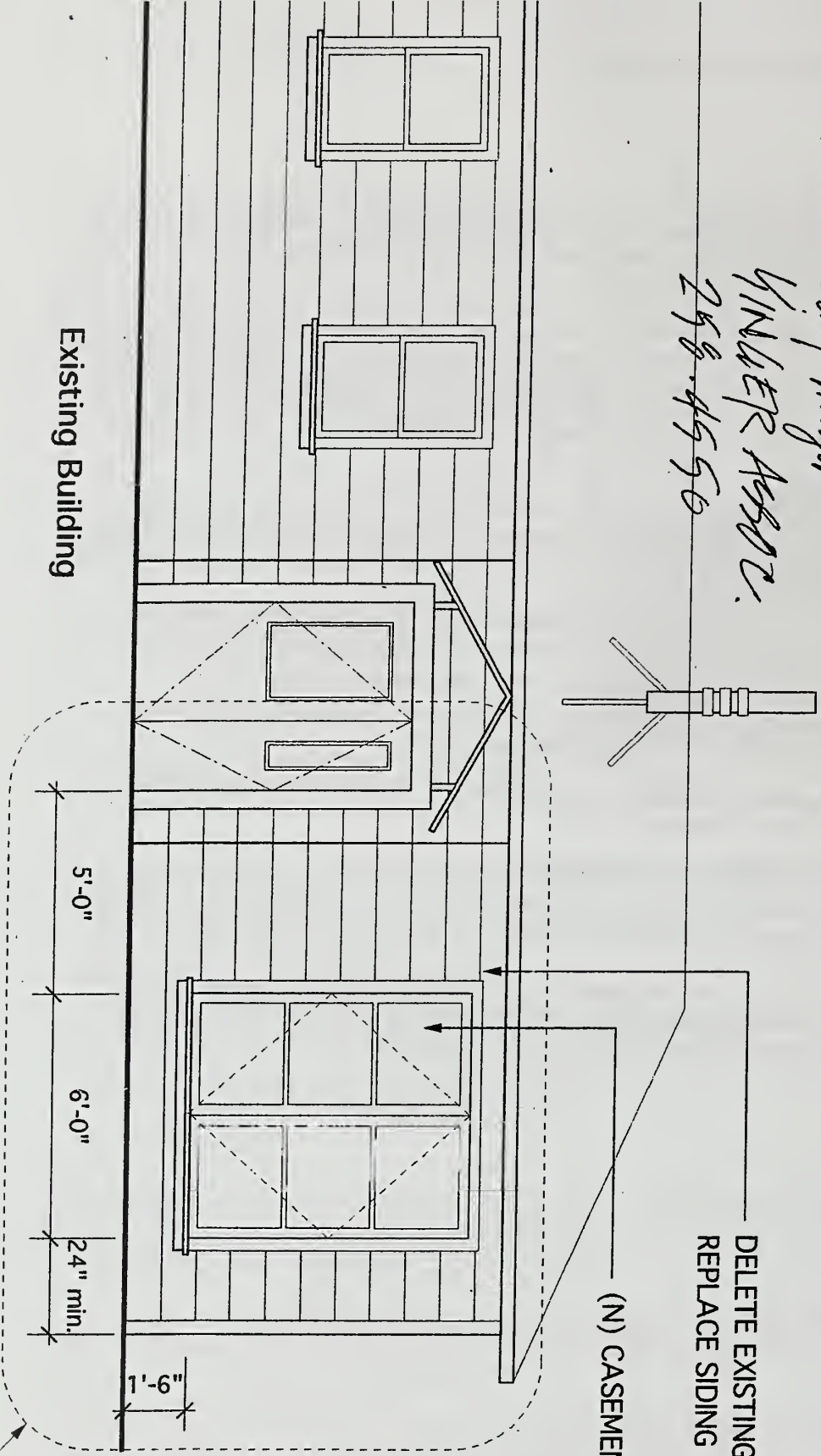
Via fax 362 8138
via fax 732 0497

From: Tony Wagner

WINNER ASSOC.

298-4956

Existing Building



DELETE EXISTING WINDOW &
REPLACE SIDING TO MATCH EXISTING

(N) CASEMENT WINDOW

Superseded

4
A3

BUILDING TYPE	S-N
BUILDING USE	RESTAURANT, B
EXISTING S.F.	1,777
PROPOSED S.F.	1,912

1. CONSTRUCT ONE STORY ROOM: ADDITION, 126 SQUARE FEET
2. COMPLETION UNDERGROUND, TO INCLUDE D.P.M., REINFORCEMENT FROM 12/6/67 TO 12/6/68 (the floor surface requires plans for steel, page 115)
3. NEW SERVICE CONNECTION & PAVID ACCESS
4. REMOVE ONE OF THE CHIMNEY AREA
5. PROVIDE TO-DO SERVICE WINDOW
6. INSTALL BRICK WINDOW IN FRONT OF BUILDING

Proposed Addition previously approved
SFPC Permit N° 5801.2

[illegible]

THE EMBARCADERO

CEASAR ASSOCIATE
1111 POLKIN STREET, SUITE 9, SAN RAFAEL, CA 94001
415.224.4511 fm
CONCRETE, MASONRY

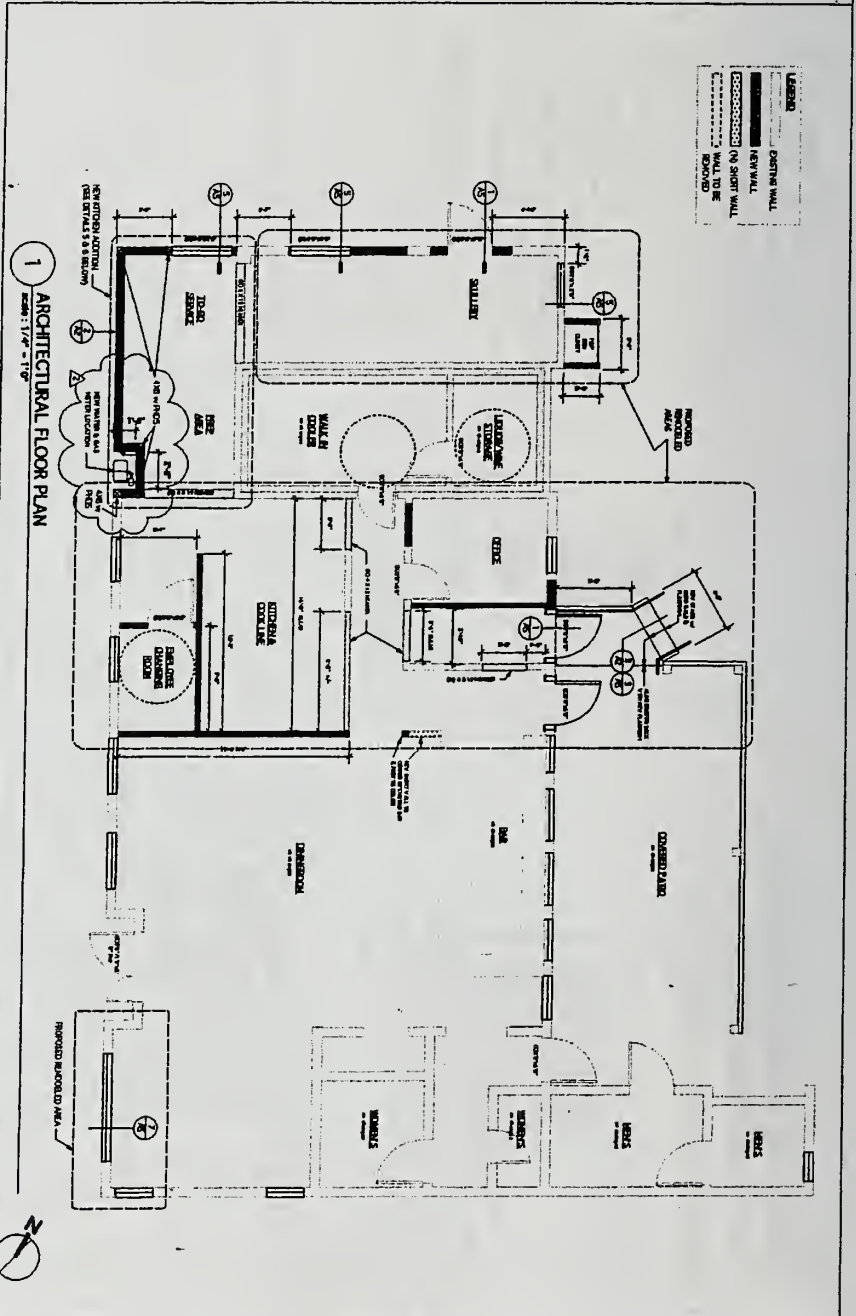
STRUCTURAL ENGINEER
BLD. ENGINEERING
150-A, POLKIN STREET, #128, SAN RAFAEL, CA 94001
415.691.0900

GENERAL CONTRACTOR
180

A1	Occupational Heat, Weight Loss, Occupational Stress Index, Victory Award
A2	Occupational Health, Occupational Safety, Occupational Stress Index, Victory Award
A3	Construction Work, High Heat, Thermal Protection, Occupational Safety, Occupational Stress Index, Victory Award
A4	Building Engineering, Construction Through Action
A5	Heat Pain, Odors, Notice a Speculation
A6	Notice
A7	This 34, Diversity Compliance Checkpoints
H1	Economic Environmental Evaluation
H2	Modern Equipment Layout, a Schedule
P1	Schematic Electrical & Lighting Plan
P2	Schematic Planning & Assessment Plan
P3	Mechanical Estimate Specifications
M1	

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FOLLOW ALL CITY CODE REQUIREMENTS AND TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
FOR A.D.A. INFORMATION CONTACT:
REGIONAL DIRECTOR, FAIR HOUSING & EQUAL OPPORTUNITY AT (415) 557-2008 OR
THE JUSTICE DEPARTMENT (800) 255-4771.

LEGEND
 --- EXISTING WALL
 --- NEW WALL
 --- WALL TO BE REMOVED
 --- WALL TO BE REMOVED



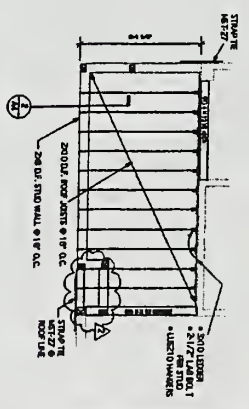
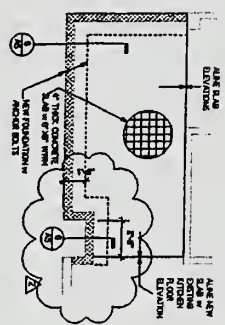
2 X
 scale: 1/4" = 1'-0"

3 X
 scale: 1/4" = 1'-0"

4 X
 scale: 1/4" = 1'-0"

5 FOUNDATION PLAN @ KITCHEN ADDITION
 scale: 1/4" = 1'-0"

6 ROOF FRAMING PLAN @ KITCHEN ADD.
 scale: 1/4" = 1'-0"



YINGER
 ASSOCIATES
 ARCHITECTS
 1887 Pacific Street
 San Francisco, CA 94109
 Tel: 415.774.1000
 Fax: 415.774.1001

Pier 23 Cafe
 2000 K STREET NW
 WASHINGTON DC 20004

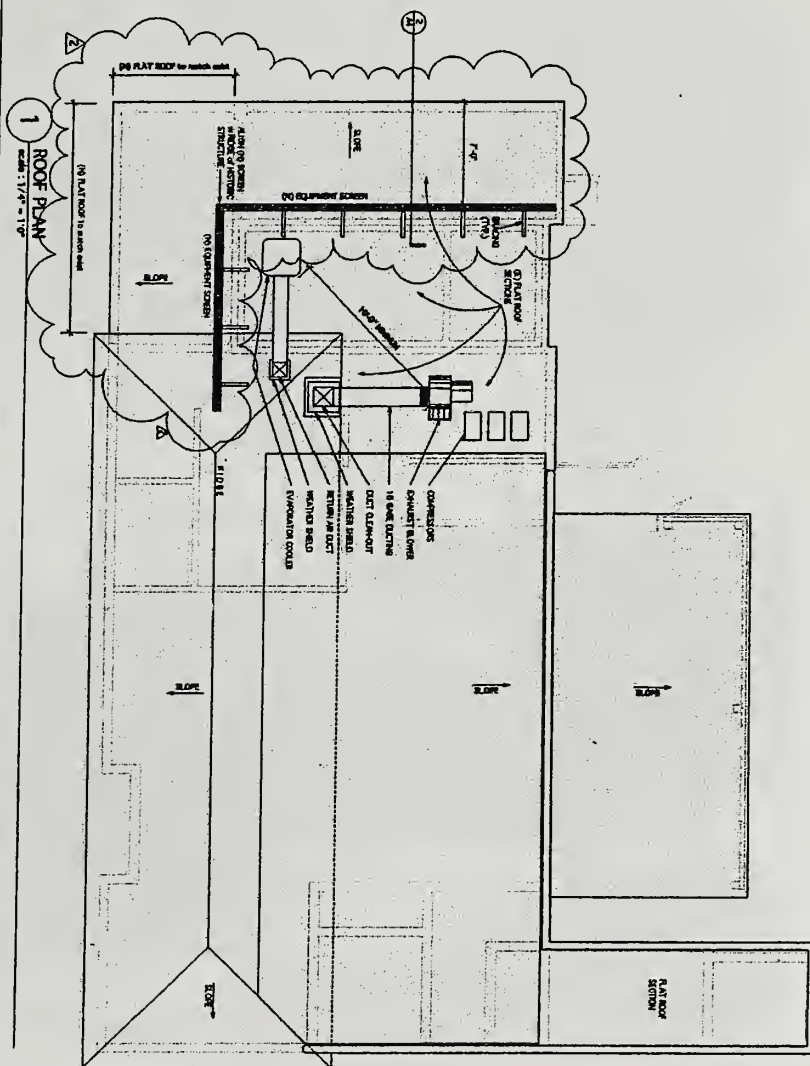
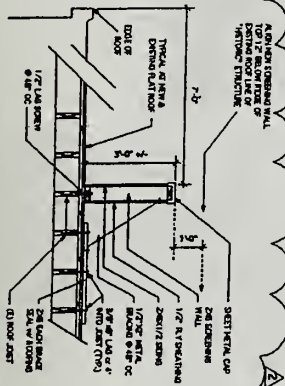
DATE: 8.8.05
 DRAWING: 1/2" = 1'-0"
 REVISIONS:
 1 5/21/06
 2 8/21/06

CONSTRUCTION
 PLAN & DETAILS

PAGE:
 A2



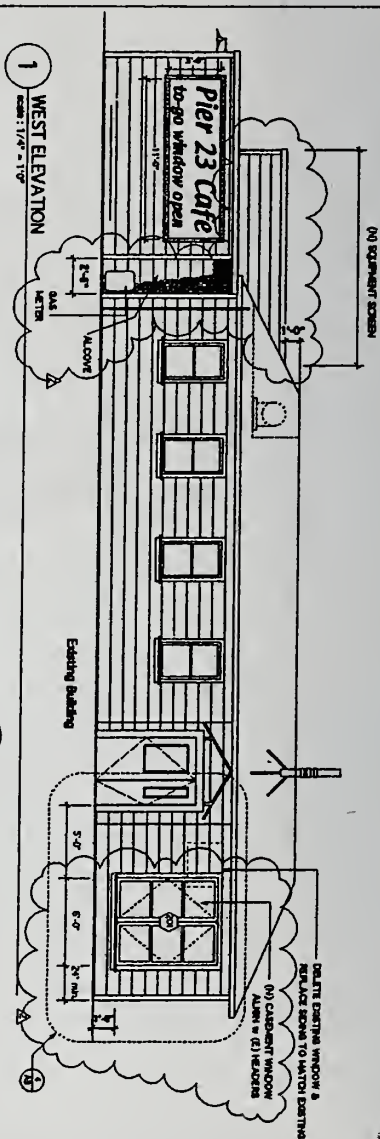
SECTION THROUGH EQUIPMENT SCREEN



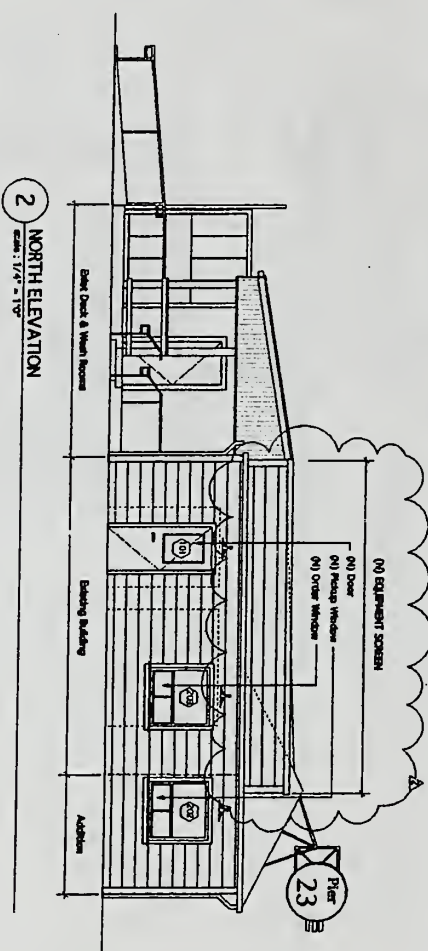
Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Top Right:** 00 1/2" A.C. w/ 100 @ 42-48" INSTALLED ON HANG WALL
- Right Side:** 900 PANEL BLOCKING
- Window Frame:**
 - 1/2" CLAS @ 24" OC
 - (1) PARTIAL S. ROOF
 - 90 STUPE - STUPE 216
- Window Dimensions:**
 - 00 32" X 65" HEAD
 - 00 2 X 4 TRIMING
 - NEW 6'-0" X 8'-6" CASSET WINDOW
- Bottom Left:**
 - INSTALLED (1) 24" GALLY RODS (PER FRAME HOLD DOWN (VERIFY IN FIELD))
 - 1'-6"

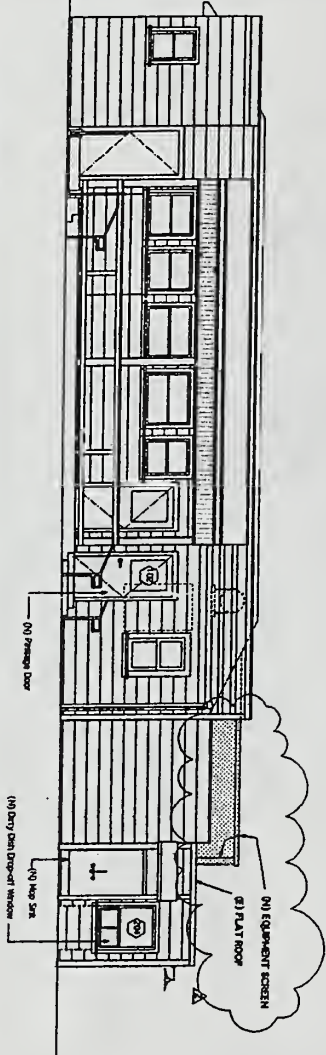
4 Framing Detail
scale: $1/4" = 1'-0"$



1 WEST ELEVATION
scale: 1/4" = 1'-0"



2 NORTH ELEVATION
scale: 1/4" = 1'-0"



3 EAST ELEVATION
scale: 1/4" = 1'-0"

Pier 23 Cafe
ON THE EMERSON BOULEVARD SAN FRANCISCO

EXTERIOR ELEVATIONS

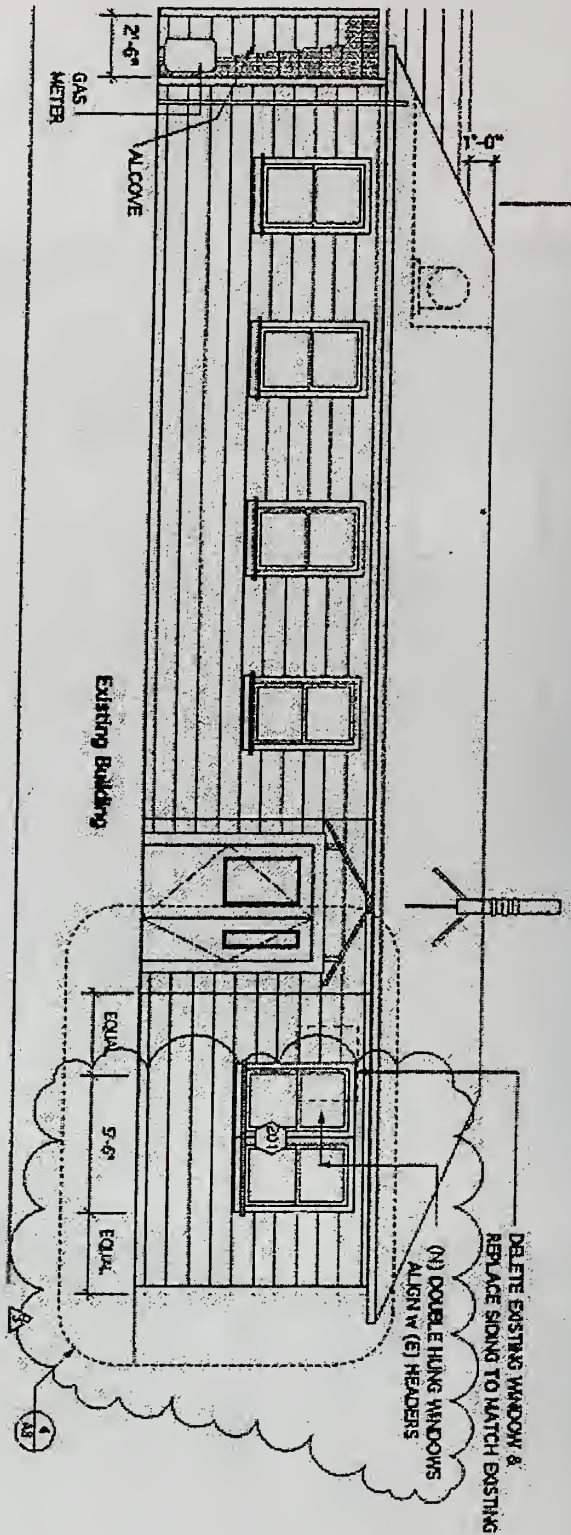
PAGE:

A3

Subscribed

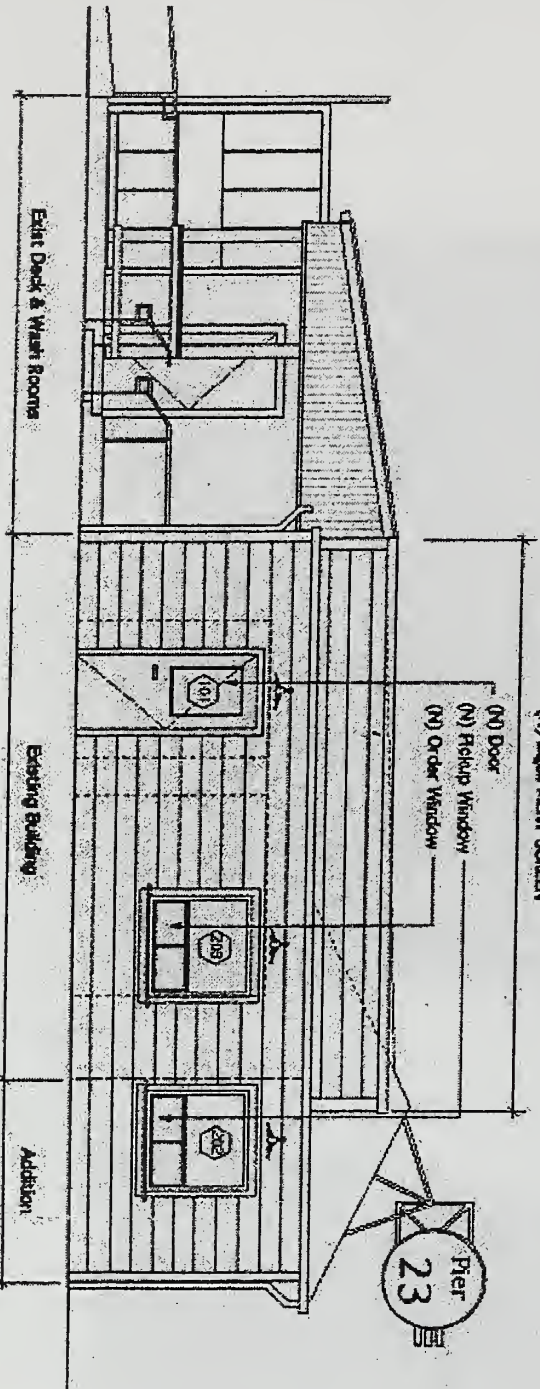


EQUIPMENT SCREEN



(N) EQUIPMENT SCREEN

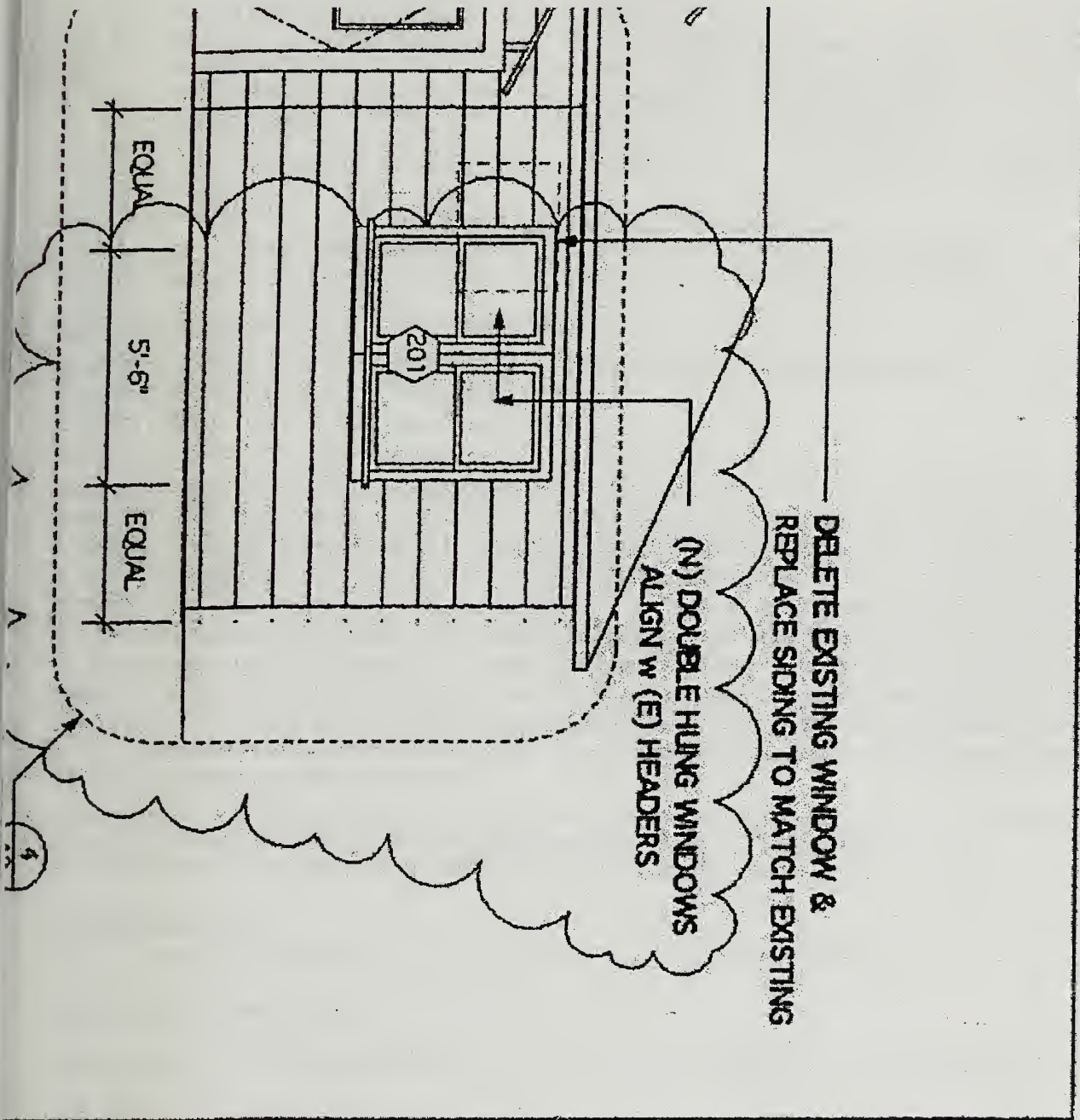
(N) Door
(N) Pick-Up Window
(N) Order Window



YINGER ASSOCIATES
Restaurant Design
& Planning
Judy Ann Yeager
1357 Bryant Street
Berkeley, CA 94601
Tel: 415 835 4500
Fax: 415 835 4501

Pier 23 Cafe
ON THE EMBARCADERO SAN FRANCISCO

Revisions 9/25/04



Y I N G E R
ASSOCIATES
Restaurant Design
& Planning

Jay Alvin Yinger

1397 Fourth Street
Studio Y
San Rafael, CA 94901

j.yinger@keyglobal.net
tel: 415.258.4550
fax: 415.258.4551





PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0841E – 2825 Broadway
Project Location: 2825 Broadway; between Baker and Broderick Streets
Assessor's Block and Lot: Block 0963; Lot 014
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves the addition of a new 635-square foot (sq ft), 26½-foot-high glass conservatory above an existing garage in the front yard of a 4,652-sq ft, 40-foot-high, three-story over basement single-family dwelling constructed circa 1905. The project also includes a 250-sq ft expansion of an existing kitchen, a height addition of three feet to an existing four-foot-high retaining wall, replacement of an existing stairway at the front of the property, and construction of a new mechanical closet to allow for the refurbishment of an existing elevator. The project site, a 6,751-sq ft parcel on the southern side of Broadway, is within the block (Assessor's Block 0963; Lot 014) bounded by Broadway to the north, Broderick Street to the east, Pacific Avenue to the south, and Baker Street to the west. The project site, located in the Pacific Heights neighborhood, is zoned RH-1(D) (Residential, House – One Family, Detached) and is within a 40-X Height and Bulk District. The project would require a variance for front- and side-yard setback requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Brett Gladstone, 415-810-6500, representing Trevor Traina rev. Trust

EXEMPT STATUS:
X Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

October 18, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Brett Gladstone, Project Sponsor
T. Sullivan-Lenane & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
OCT 20 2006
SAN FRANCISCO
PUBLIC LIBRARY

REMARKS (Continued):

As part of its determination as to whether the proposed project qualifies for an exemption from environmental review as provided by the California Environmental Quality Act (CEQA), the Planning Department first had to ascertain whether the proposed project would result in an impact to a historical resource. Under CEQA, evaluation of a proposed project's potential to impact "historical resources" is a two-step process. The first step is to determine whether the property is an "historical resource" as defined by CEQA State Guidelines Section 15064.5(a)(3), and if it is determined that a "historical resource" is present, the remaining step is to evaluate whether the proposed project would cause a "substantial adverse change" to the "historical resource."

Upon evaluation, the Department's Preservation section determined that the existing building is a historic resource as defined by CEQA¹ (see attached Historic Resource Evaluation Response memorandum). The building is a 4,652-sq ft, three-story over basement, 40-foot-high, single-family house characterized by pitched roof, dormers, and brick facade. According to the Response memorandum the building retains "a high degree of integrity" and is believed to be significant as a contributor to a potential historic district.²

Planning Department Preservation staff then assessed whether the project components, including construction of a 635-sq ft glass conservatory, a 250-sq ft expansion of an existing kitchen, a height addition of three feet to an existing four-foot-high retaining wall, replacement of an existing stairway at the front of the property, and construction of a new elevator mechanical equipment closet, would result in a substantial adverse change to the historic resource. Preservation staff determined that the proposed project would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's *Standards*) and would not result in an adverse impact to a historic resource.³

The determination that the proposed project would conform to the relevant Secretary of the Interior's *Standards* was based on the following:

1. The character-defining features that give the building significance as a historic resource, namely the primary façade featuring a hipped roof and decorative cornice, red masonry brick, entrance portico and fenestration pattern, would not be altered with this proposal;
2. The alteration of the entrance stairs would do much to restore this portion of the property to its original appearance;
3. The expansion of the elevator mechanical room would be minimal and would not be visible from the public right of way; and
4. The construction of a new glass and metal conservatory is consistent with the Secretary of the Interior's *Standards* because the project would not destroy any materials that characterize the property and its environment. Rather, the new structure is clearly differentiated from the historic resource, and is compatible with the massing, size, and architectural details of 2825 Broadway.

Because the proposed project has been found to meet the Secretary of the Interior's *Standards*, it would not cause a substantial adverse change to the historical resource under CEQA Section 15300.2(f) California Environmental Quality Act, CEQA Guidelines 2006. Guidelines Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project would not cause a substantial adverse change to the historical resource, the Department may find the project exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review under CEQA Class 1.

¹ Memorandum from Tara Sullivan-Lenane, Preservation Resource Specialist, Historic Resource Evaluation Response for 2825 Broadway, July 13, 2006.

² Ibid.

³ Ibid.

As detailed above, the project includes construction of a new glass conservatory. The proposed project would also allow for a remodel and a 250-sq ft expansion of an existing kitchen, a height addition of three feet to an existing four-foot-high retaining wall, replacement of an existing stairway at the front of the property, and construction of a new elevator mechanical equipment closet. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the repair, maintenance, or minor alteration of public or private structures. Class 1 also provides for additions to existing structures, which are not more than 50 percent of the existing floor area or 2,500 sq ft, whichever is less. Therefore, the proposed project would be exempt from environmental review under Class 1.

Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under the above-cited classifications. For all the above reasons, the proposed project is appropriately exempt from environmental review.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 2825 Broadway
Block: 963 Lot: 014
Case No.: 2006.0841E
Date of Review: 07/13/06

Planning Department Reviewer:
Tara Sullivan-Lenane
415-558-6257
tara.sullivan-lenane@sfgov.org

Preparer / Consultant

Name: Patrick McGrew
Company: McGrew / Architecture
Address: 674 South Grenfall Road
Palm Springs, CA 92264
Phone:
Fax:
Email:

Owner

Name: Trevor Traina rev. Trust
Company:
Address: 2780 Broadway
San Francisco, CA 94115
Phone: 415-810-8738
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: The proposed project consists of several elements:

- The removal of masonry brick at the basement level for the installation of a door/hall opening;
- The construction of a new one-story conservatory building in the front area of the property, featuring metal and glass, with a hipped roof and projecting entrance;
- The reconfiguration of the entrance and stairway, including the installation of a new 7'-8" high masonry wall at the sidewalk; and
- The expansion of the existing elevator mechanical room, located at the eastern side of the building.

Pre-Existing Historic Rating / Survey:

- None.

Historic District / Neighborhood Context:

2825 Broadway is located in the western portion of the Pacific Heights neighborhood in San Francisco. It is surrounded by residential land uses and is within an RH-1(D) District and a 40-X Height and Bulk District.

The area is characterized by large mansions most of which were constructed between 1899 and 1947, with the exception of the buildings located directly to the west of 2825 Broadway, which were constructed within the past 10 years. Building heights typically range from two-stories above

a ground floor to four stories. Building styles and ornamentation are in a variety of architectural types with prominent styles of Georgian and Colonial Revival, NeoClassical, Beaux-Arts, Tudor, and Contemporary. There are several prominent houses in the area that have been designed by renowned architects, such as 2998 Broadway, designed by Walker Bliss (1913), and 2880 Broadway, designed by Willis Polk (1900).

1.) California Register Criteria of Significance: **Note**, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: c. 1899 - 1947

Notes:

2825 Broadway is a three-story plus basement single family house constructed in 1904. Designed by T. Paterson Ross, the house is a combination of Georgian and Colonial Revival styles. The building features a low hipped roof with an overhanging eave and a dormer window at the attic floor; a cornice featuring dentils surmounted by and Egg and Dart molding; red brick cladding with masonry quoins; and an entrance portico featuring Doric columns surmounted by a Greek Doric frieze. The fenestration pattern on the front façade features three horizontally oriented two-section transom-like windows at the basement level, three pairs of French doors with historic metal railings at the first level, and four two-section operable transoms-over-single pane windows at the second floor. The house is located on a deep rise, and there is a long brick and stucco entrance stairway from the sidewalk to the main house located at the eastern side of the property. A garage structure is built into the slope, and features a red brick masonry façade treatment, a simplified cornice that recalls the one on the main house, and two pairs of wood garage doors. This garage structure was designed by Shea & Shea and constructed in 1924. The front yard area is currently open green/garden space. The remainder of the building features much of the same detailing as the primary (Broadway) façade, and many of the windows are original.

The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. However, the property appears to be eligible for listing in the California Register as a contributor to a potential historic district based on its significance under Criterion 3 (Architecture). The area contains a high concentration of buildings that were constructed between 1899 and 1947, when this portion of Pacific Heights became one of the premier neighborhoods in San Francisco. Due to this pattern of development, there is considerable harmony among the houses and mansions in the neighborhood. The building styles vary but Georgian and Colonial Revival, NeoClassical, Beaux-Arts, and Tudor styles predominate. Most building details are intact; while there have been some alterations to buildings, the majority still possess the basic form, footprint, and fenestration pattern from when they were originally constructed. The high concentration of architecturally unified buildings indicates the existence of a potential district based on shared architectural characteristics.

2.) **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location ☒ Retains ☐ Lacks
design ☒ Retains ☐ Lacks
materials ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting ☒ Retains ☐ Lacks
feeling ☒ Retains ☐ Lacks
association ☒ Retains ☐ Lacks

Notes:

2825 Broadway retains a high degree of integrity, having undergone few exterior alterations during its lifetime. Historic details such as the hipped roof and decorative cornice, red masonry brick, entrance portico, and fenestration pattern are intact. Apparent alterations include replacement window sashes at the first floor and the enlargement of the dormer window at the attic level. Records indicate that the garage structure was constructed in 1924, and the original straight stairway was reconfigured with the one present today, and that the elevator room was installed in 1989. However, due to the fact that there have been few alterations to the building, it retains an high degree of integrity of location, design, materials, workmanship, setting, feeling, and association.

3.) **DETERMINATION** Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposal for 2825 Broadway is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties. The character-defining features that give the building significance as a historic resource, namely the primary façade featuring a hipped roof and decorative cornice, red masonry brick, entrance portico and fenestration pattern, will not be altered with this proposal. The alteration of the entrance stairs will return the appearance of this portion of the property more closely back to its original appearance. The expansion of the elevator mechanical room is minimal and will not be visible from the public way. Lastly, the construction of a new glass and metal conservatory is consistent with the Standards for Rehabilitation because it will not destroy any materials that characterize the property and its environment. The new structure is clearly differentiated from the historic resource, and is compatible with the massing, size, and architectural details of 2825 Broadway. It will not be constructed directly adjacent to the historic resource, but will be separated by approximately 15 – 18 inches, and will not obscure any of the windows at the first floor. It should be noted that the existing historic windows at the basement

floor, currently not visible due to vegetation in the front yard, will be visible through the glass roof of the conservatory.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, in particular Standards 2,5, 9, and 10. Of note are:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale and architectural details to protect the historic integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is consistent with the Secretary of the Interior's Standards for Preservation, in particular Standard 7:

Standard 7: Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed historically.

The existing features of 2825 Broadway, specifically the primary façade featuring a hipped roof and decorative cornice, red masonry brick, entrance portico and fenestration pattern, will not be altered with this proposal.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 2825 Broadway will not have an adverse impact on a potential historic district located in this portion of the Pacific Heights neighborhood. As noted above, the area contains a high concentration of buildings that were constructed between 1899 and 1947, when the area became a premier neighborhood in San Francisco, and there is considerable architectural harmony among the houses in the neighborhood. The proposed alterations to the subject property

will not impact any aspects of integrity, including setting, feeling, and association, and thus will not adversely affect a potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

10-13-06

cc:

S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File



1 Street Elevation North
Scale: NOT TO SCALE



2 Street Elevation
Scale: NOT TO SCALE

Traina Residence
2825 Broadway St.

Harley Arnsden
2825 Broadway Street
San Francisco, CA 94115
Tel: 415.494.5525
Fax: 415.494.5526
www.harleyarnsden.com

Traina Residence
2825 Broadway, San Francisco, CA 94115

Planning Sec

Revisions	By

Date	02/08/06
Drawn	MT
Checked	RU
Scale	As indicated

Street
Elevations

A3.5



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1002E – Conversion of the French Campus Kaiser Hospital to an Out-patient Clinic
Location: 4131 Geary Boulevard
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is located at 4131 Geary Boulevard (Assessor's Block 1539, Lot 004) on the French Campus of Kaiser's San Francisco Medical Center. French Campus is located on the block bound by Geary Boulevard, 5th Avenue, Anza Street, and 6th Avenue and is comprised of a medical office building (4141 Geary Boulevard), the Pasteur building (450 6th Avenue), the Anza building (and three accessory buildings), and the subject French Hospital building (4131 Geary Boulevard). The French Hospital is a licensed 297-bed acute-care facility located in the southern portion of the French Campus. A 272-space underground parking garage is located under the Pasteur building and a 67-car surface parking lot is located in the interior of the French Campus. Access to the underground parking garage is from 6th Avenue and access to the surface parking lot is from 5th Avenue.

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Kaiser Foundation Hospital, Project Sponsor; Alice Suet Yee Barkley, Project Sponsor Representative 415-356-4600

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines, Section 15332 (In-Fill Development Projects)]

Contact Person: Viktoriya Wise

Telephone: 415-558-5955

Date of Determination:

10/25/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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OCT 31 2006

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cc:

Kaiser Foundation Hospital, Project Sponsor
Alice Barkley, Project Sponsor Representative
Elaine Tope, NW Quadrant, Planning Department
Exemption/Exclusion File
Tina Tam, Planning Department

Jake McGoldrick, District 1, Board of Supervisors
Planning Commission
V. Byrd/Bulletin Board and Master Decision File
Sue Hestor
Steve Wertheim, Planning Department

Historic Preservation Distribution List

Description of Nature and Purpose of Project, continued from previous page: The proposed project is a conversion of the 116,300-gross-square-foot (gsf) French Hospital from a 297-bed acute-care facility to out-patient clinics, day surgery suites, clinical pharmacy and ancillary offices.

Table 1 shows the proposed changes in use. Upon completion of the proposed project, the French Hospital would include approximately 56,980 gsf of out-patient clinic use, 28,100 gsf of office use, 4,470 gsf of retail use, and 26,750 gsf of building services use. The existing building envelope and building footprint would not be increased and the exterior façade

Land Use (gsf)	Existing	New Addition	Total
Office	5,100	23,000	28,100
Retail	3,750	720	4,470
Hospital	51,600	- 51,600	0
Out-patient Clinic	9,750	47,230	56,980
Building Services	46,100	- 19,350	26,750
Total	116,300	-	116,300
Parking Spaces	339	-	339

Source: CHS Consulting Group, *Final Kaiser French Campus Transportation Study*, Case No. 2004.1002!

would not be altered. Interior renovation work would include, but not be limited to, removal of the nursing stations on the third and fourth floors, repair and replacement of finishes to match existing finishes, relocation of non-bearing walls, and minor electrical work. The proposed project would not change existing pedestrian or vehicular access and the layout of the existing parking facilities would remain the same. Likewise, off-street loading areas would remain at the existing location, between the French Hospital and the Anza building.

The project site is located in the Inner Richmond neighborhood on the block bound by Geary Boulevard, 5th Avenue, Anza Street, and 6th Avenue. The project block is classified as a NC-3 (Moderate-Scale Neighborhood Commercial) zoning district up to a depth of 100 feet south of Geary Boulevard. The remainder of the block is classified as RM-1 (Residential, Mixed, Low Density) zoning district. The subject building is sited within the RM-1 zoning district. The entire city block is within the 80-E height and bulk district. The proposed project would require a Conditional Use Authorization from the Planning Commission for proposing an out-patient hospital facility in the RM-1 zoning district.

Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project's effects in relationship to these conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project would be consistent with the *General Plan* and with the zoning designations. The subject building is located in the RM-1 zoning district where the proposed institutional use is permitted through a Conditional Use Authorization from the Planning

Commission (*Planning Code* Section 209.3). Based on *Planning Code* Section 151 requirements, the French Campus, inclusive of the proposed project, would be required to provide 332 off-street parking spaces. As mentioned above, the existing facilities at the French Campus provide 339 off-street parking spaces (272 spaces in the underground parking garage and 67 parking spaces in the surface parking lot). The proposed project would not change the number of parking spaces currently provided at the French Campus. The existing supply of 339 spaces would exceed the *Planning Code* requirement by 7 parking spaces. The 7 accessory parking spaces would be within the maximum permissible number of spaces allowed under *Planning Code* Section 204.5.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The French Campus is approximately 3.3 acres and City lot 004, on which the subject building is located, is approximately 60,764 square feet, or 1.4 acres. The site is located in a developed, mixed-use area of San Francisco. To the west, across 6th Avenue, the French Campus is adjacent to the San Francisco Police Department Richmond Station as well as residential uses. On the north and east side, the project site is surrounded by a mix of uses including commercial uses, such as Kentucky Fried Chicken fast food restaurant, as well as residential uses. On the south side, across Anza Avenue, the project site is adjacent to primarily residential uses. Given that the project site does not exceed five acres and is substantially surrounded by urban uses, the proposed project would be characterized as infill development.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is currently developed with buildings and is surrounded by streets and buildings on all sides. The project site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. The proposed project would not result in removal of any trees.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

In order to determine if the proposed change of use would result in traffic impacts, Planning Department prepared the Kaiser French Campus Transportation Study (transportation study).¹ The following discussion summarizes the results of the transportation study.

¹ CHS Consulting Group, *Final Kaiser French Campus Transportation Study*, Case No. 2004.1002!, September 21, 2006. A copy of this document is available for public review, by appointment, at the Planning Department, 1660 Mission Street, San Francisco, Fifth floor, in file No. 2004.1002E.

Traffic Impacts. The transportation study examined the following seven intersections: Anza Street/5th Avenue, Anza Street/6th Avenue, Geary Boulevard/5th Avenue, Geary Boulevard/6th Avenue, Geary Boulevard/7th Avenue, Clement Street/5th Avenue, and Clement Street/6th Avenue. The intersections of Anza Street/5th Avenue, Anza Street/6th Avenue and Clement Street/5th Avenue are stop-controlled. The remainder of the study intersections are signalized. Under existing conditions, these intersections operate at Level of Service (LOS) B or better.² The proposed project is expected to generate approximately 123 weekday PM peak hour vehicle trips. The addition of these trips to the roadway network would not adversely impact the study intersections because they would continue to operate at LOS B or better with no significant changes to delays.³ Furthermore, under future cumulative conditions (Year 2020), which were calculated based on a compounded growth rate of one percent per year, the proposed project would not adversely impact the study intersections. All seven intersections would continue to operate at LOS C or better. Accordingly, the proposed project would not result in a significant project-specific or cumulative traffic impacts.

Parking Impacts. The transportation study examined parking conditions within an area bounded by 3rd Avenue, 8th Avenue, Clement Street and Balboa Street.⁴ There are three public off-street parking facilities in the study area with a total of 449 spaces (the 79-space Smart & Final parking lot at 7th Avenue, the 31-space City public parking lot at 8th Avenue, and the 339-spaces located on the French Campus). During the weekday midday peak period (11:00 am to 1:00 pm), the Smart & Final parking lot operates at 82 percent occupancy rate, the City public parking lot operates at 42 percent occupancy rate and the French Campus parking facilities operate at 91 percent occupancy rate, for a total midday occupancy rate in the study area of 86 percent. A parking facility is considered to be effectively full when it reaches 85 percent occupancy level. Generally, on-street parking in the project area is fully utilized and available parking spaces are at a premium.

The proposed project would be required to provide a minimum of 332 off-street parking spaces. The existing facilities at the French Campus provide 339 off-street parking spaces. The proposed

² Traffic operating characteristics of intersections are described by the concept of LOS. LOS is a qualitative description of an intersection's performance based on the average delay per vehicle. Intersection LOS range from A, which indicates free flow or excellent conditions with short delays, to F, which indicates congested or overloaded conditions with extremely long delays. LOS A, B, C, and D are considered excellent to satisfactory service levels, while LOS E and LOS F are unacceptable.

³ The operational impact on signalized intersections is considered significant when project-related traffic causes the intersection LOS to deteriorate from LOS D or better to LOS E or F, or from LOS E to F. The operational impacts on unsignalized intersections are considered potentially significant if project-related traffic causes the LOS at the worst approach to deteriorate from LOS D or better to LOS E or F and Caltrans signal warrants would be met.

⁴ Existing weekday midday (11:00 am to 1:00 pm) off-street parking conditions in this area were obtained by field data collection conducted on April 26, 2005. Existing weekday on-street parking inventory and occupancy were not counted. However, a windshield survey for on-street parking conditions was conducted on April 26, 2005.

project would not change the number of parking spaces currently provided and thus, would meet the *Planning Code* requirement.

Currently, employees, visitors and patients of the 4131 Geary Boulevard, 4141 Geary Boulevard, and 450 6th Avenue buildings use the parking garage and surface lot on the French Campus. Because the parking spaces on the French Campus are provided on a first come/first serve basis, it was not possible to estimate the parking demand generated by the existing French Campus uses (i.e., the existing 4131 Geary Boulevard building). Thus, the project parking demand was calculated for the entire French Campus rather than solely for the proposed project. It is estimated that with the proposed project, parking demand for the entire French Campus would be 649 spaces. Based on the parking generation rates provided in the *Parking Generation Manual, 3rd Edition* by the Institute of Transportation Engineers, the difference between the existing and the proposed use at 4131 Geary Boulevard is approximately 3 percent (or 9 spaces) more under the proposed use.⁵ The existing facilities at the French Campus provide 339 off-street parking spaces. Therefore, the parking demand for the entire French Campus already exceeds the parking supply by an estimated 300 spaces and the proposed project would slightly increase this shortfall.

The extent of unmet parking demand is considered to be a less-than-significant effect on parking conditions in the project area, even though there is limited availability of on-street parking in the project vicinity.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well served by public transit, which provides an alternative to auto travel.

⁵ The parking demand rates in the *Parking Generation Manual* generally apply to suburban areas. This analysis only intends to show relative differences in percentages between the existing and the proposed uses at 4131 Geary Boulevard.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Transit Impacts. Transit demand generated by the proposed project is estimated to be minimal. It is anticipated that the proposed project would generate approximately 37 net new transit trips during the weekday PM peak hour. This estimated demand would be distributed among the existing transit lines that serve the project area, principally to lines 1, 2, 4, 31, 38, 38L and 44, which are the most convenient in the PM peak period. While many of these lines show crowded conditions at the MUNI screenlines, at the stops serving the project site, all the MUNI lines have capacity to accommodate new riders. Thus, the proposed project's impact on transit would not be significant.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed out-patient facility would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not be expected to result in a significant construction noise impact because the project is relatively small, most of the work would occur in the interior of an existing building, and construction noise is regulated through the City's Noise Ordinance and is temporary and intermittent.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, and because most of the construction work would occur inside the existing building, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities as a result of the proposed project.

Historic Resources

Planning Department Preservation Technical Specialist evaluated the French Hospital building to determine whether it is a historic resource. A Planning Department Historic Resource Evaluation Response Memorandum (the Memorandum) stated that the subject building does not possess a historic rating and has not been included in any survey recognized by the Planning Department.⁶ The Planning Department has therefore, determined that the French Hospital building (4131 Geary Boulevard) is not a historic resource. While the subject property is not a historic resource, several buildings on the French Campus are historic resources. Specifically, the Anza building (also known as the French Hospital Nurses' Home) and the associated boiler and generator buildings fronting Anza Street are considered to be historic resources. The Planning Department has determined that the proposed project would not have an adverse impact on the adjacent historic properties.⁷ In light of the above, the proposed project would not result in an adverse impact on historic resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 23, 2005 to the owners and occupants of properties adjacent to the project site and interested parties. Members of the public did not submit any comments to the Planning Department in response to the notification.

⁶ Marl Luellen, San Francisco Planning Department, *4131 Geary Boulevard Historic Resources Evaluation Response Memorandum*, September 30, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.1002E. The Memorandum is attached to this document.

⁷ Ibid.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 4131 Geary Blvd
Block: 1539 Lot: 003
Case No.: 2004.1002E
Date of Review: September 30, 2005

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant

Name: Alice Barkley
Company: Luce Forward Hamilton & Scripps
Address: 121 Spear Street
Phone: 356-4600
Fax:
Email:

Owner

Name: Kaiser Foundation Hospital
Company:
Address: 4141 Geary Blvd
Phone:
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description: Convert the French hospital to an outpatient clinic, clinical pharmacy, home health services, and other medical center ancillary uses. The project proposed no changes to the exterior, interior alterations only.

Pre-Existing Historic Rating / Survey

The building does not possess a historic rating, nor has it been included in any survey recognized by the Planning Department. Lot 004 of the same block includes historic buildings that are eligible for the National Register see Case 2004.0142E.

Historic District / Neighborhood Context: Commercial and residential neighborhood.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☐ Retains ☐ Lacks
design, ☐ Retains ☐ Lacks
materials, ☐ Retains ☐ Lacks
workmanship ☐ Retains ☐ Lacks

setting, ☐ Retains ☐ Lacks
feeling, ☐ Retains ☐ Lacks
association. ☐ Retains ☐ Lacks

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐	Category A (1/2)
☐	Category B
☒	Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☒ Optional: See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luelen, Preservation Coordinator

Date:

9.30.05

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File



PROJECT SITE (4131 GEARY)







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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0865E – Rear and Side Additions to a Single Family Residence and a New, Two-Car Garage

Location: 412 Eugenia Avenue, between Elsie and Bonview Streets

Assessor's Block and Lot: Assessor's Block 5669; Lot 033

City and County: San Francisco

Description of Nature and Purpose of Project: The existing single-family residence at 412 Eugenia Avenue [Assessor's Block 5669, Lot 033] is located on a 2,800-square-foot parcel on the southeast side of Eugenia Avenue, between Elsie and Bonview Streets in the Bernal Heights neighborhood. The proposed project consists of a horizontal and vertical addition to the existing building, including a new two-car garage and interior remodel. A porch and sunroom would be removed from the rear of the building to add a dining room on the ground floor and to expand the master bedroom on the second level. A garage and an office would be added on the east side of the home on the ground floor, with a bedroom, bathroom, and an office on the second level. The existing residence is 24 feet in height and the proposed project would increase its height to 27 feet, three inches. The proposed project would expand the existing residence from approximately 1,411 square feet (sq. ft.) in area to approximately 2,613 sq. ft. in area,

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Tai Ikegami, on behalf of Melodie Froment and Jerome Doran

Telephone (415) 252-1441

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

10/25/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul E. Maltzer
Environmental Review Officer

cc: Melodie Froment and Jerome Doran, owners
Tai Ikegami, Project Sponsor
Tom Ammiano, District 9 Supervisor
Historic Preservation Distribution List
Michelle Glueckert, SE Quadrant Planner

Tim Frye, Preservation Technical Specialist
Distribution List
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M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project (continued from previous page):

including the garage. The current residence does not provide off-street parking; the proposed project would provide two of the three required off-street parking spaces. The applicant seeks a variance from the required number of off-street parking spaces. The existing building on the project site was constructed around 1900. It is not included in any survey or inventory, and was determined not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The project site is zoned RH-2 (Residential, Two-Family) and is within a 40-X height and bulk district.

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not an historic resource as defined by the California Environmental Quality Act (CEQA).¹ Most of the buildings on the subject block face are single-family detached homes and flats with a wide variety of styles and were constructed during the late 19th and first half of the 20th centuries. The subject property was subjected to substantial renovations which were mandated by the City in 1971 due to hazardous conditions at the site. Due to these alterations, the building has not retained enough of its historic integrity to make it eligible for the California Registries. Because the existing building is not considered a historical resource under CEQA, and thus the proposed alterations and additions would not result in a significant effect on historical resources, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1.

CEQA Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area in which the project is located is not environmentally sensitive. The project site is located within a developed area of the City with adequate public services and facilities and is not located in an environmentally sensitive area. Therefore, the proposed addition of approximately 1,202 sq. ft. to the existing 1,411 square-foot building is exempt from environmental review under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tim Frye, Preservation Technical Specialist, to Rachel Schohn, Planner, Major Environmental Analysis. October 13, 2006



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 412 Eugenia Avenue
Block: 5669 Lot: 033
Case No.: 2006.0865E
Date of Review: 09/28/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name:
Company: Feldman Architects
Address: 1126 Folsom, SF 94103
Phone: 415-252-1441
Fax: 415-252-1442
Email:

Owner

Contact: Melodie Froment
Jerome Dorant
Address: 49 Missouri St. #2, SF 94107
Phone: 415-269-0847
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is for interior and exterior alterations, including side and rear additions, which will add 976 sf to the subject property.

Pre-Existing Historic Rating / Survey

The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context

The immediate surroundings of the subject property include detached single-family homes and flats. The majority were designed in a wide variety of styles and constructed during the late 19th and first half of the 20th century

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

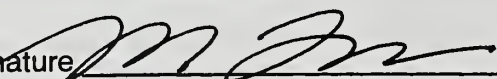
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes:

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date: 10-13-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd, Historic Resource Impact Review File
Michelle Glueckert, Planner, SE Quadrant



C FRONT FASCAD E OF SUBJECT PROP.



D REAR FASCAD E OF SUBJECT PROP.





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number 2005.0399E: Demolition of a Two-Story Single Family Residential House and the Construction of a Three-Story with Mezzanine, Three Family Residential Building

Location: 869 North Point Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the demolition of a vacant two-story, single-family residential building and the construction of a three-story with mezzanine, three-family residential building measuring approximately 6,000 gross-square-feet (gsf). The proposed project would include three off-street parking spaces in a surface level garage. The project site at 869 North Point Street (Assessor's Block 0026/Lot 019B) is 3,437.5 square feet in size and located in the Russian Hill Neighborhood. The project site zoned RH-3 (Residential House District, Three-Family) and within a 40-X Height and Bulk district.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Matthew Francois, (415) 788-2040, representing Northpoint Holdings, LLC

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Section(s) 15301 and 15303; Class Number(s): 1 and 3].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 2, 2006

PAUL E. MALTZER
Environmental Review Officer

cc: Matthew Francois
Isolde Wilson
Historic Resources Mailing List
L. Fernandez/M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve the demolition of a vacant two-story, single family residential building and the construction of a three-story with mezzanine, three-family residential building with three off-street parking spaces in a surface level garage. It is noted that the existing residential use has been vacant for several years and no displacement would result from the proposed project.

The original Categorical Exemption for this project was prepared in August 2005. For the original document, the Planning Department needed to determine whether the existing building, constructed in 1926, had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA). In a memorandum dated August 25, 2005, the Planning Department Preservation staff determined that while the building did appear to retain integrity in terms of location, design, materials, and workmanship, but that the surroundings had changed such that it did not retain its integrity due to a lack of setting, feeling, or association. The memorandum concluded that this project would have no impacts to "historical resources" for purposes of CEQA.¹

As a result of this conclusion, the original Class 1(l)(1) and 3(b) Categorical Exemption was issued on August 30, 2005. In a letter to the Clerk of the San Francisco Board of Supervisors received on March 14, 2006, Ralph Salvato in behalf of the Aquatic Park Neighbors and the Ghirardelli Square Neighbors filed an appeal of the Categorical Exemption determination claiming that the conclusions in the document were based on erroneous information. On April 25, 2006, the San Francisco Board of Supervisors held a public meeting to consider the before mentioned appeal. The Board of Supervisors acknowledged that the Planning Department staff had not relied on erroneous information submitted by the project sponsor and had based its determinations upon independent investigations. Nevertheless, the Board of Supervisors unanimously upheld this appeal finding that the project sponsor submitted erroneous and incomplete information on the Residential Demolition Application and the Historical Resource Evaluation—Request for Supplemental Information form. The erroneous data from the project sponsor included an incorrect date of construction, an incorrect description of the construction, an incorrect characterization of the architectural style of the building, and the conclusion that there was not a potential historic resource even though an historical evaluation study had not been completed. The Board of Supervisors directed the Planning Department to request corrected and more complete information from the project sponsor and to reevaluate whether demolition of the structure may result in a significant impact to an historic resource.

Because of this ruling by the Board of Supervisors, the project sponsor subsequently retained Tim Kelley, an historic preservation consultant, who prepared under the direction of Planning Department staff, an Historic Evaluation on the existing structure 869 North Point Street.² Based on this report, the San Francisco Planning Department prepared a Historic Resource Evaluation Response Memorandum (HRER Memorandum) dated October 5, 2006.³ This October 5 HRER

¹ Memorandum from Mark Luellen, Preservation Coordinator, San Francisco Planning Department, to Tim Blomgren, Major Environment Analysis, San Francisco Planning Department, August 22, 2005.

² Tim Kelley Consulting, Historic Evaluation, 869 North Point Street, San Francisco, California, August 2006.

³ Memorandum from Adam Light, Preservation Technical Specialist, San Francisco Planning Department, to Tim Blomgren, Major Environmental Analysis, San Francisco Planning Department, October 5, 2006.

Memorandum is what the current, updated historic resource analysis of this Categorical Exemption is based on.

The October 5 HRER Memorandum states that although the structure retains integrity in terms of its original design, it is not a contributor to a potential historic district. It does not appear to be related to Ghirardelli Square, one-half of a block away, in any discernable way. Although the structure is a contemporary to the contributory buildings in Aquatic Park, it is not related in any meaningful way to the historic uses that give the park its cultural and architectural significance. The existing structure is a very common, simple structure typical of those constructed in the 1920's and 1930's. While it is very likely that potential cohesive historic districts could be formed from these types of simple structures, these buildings would have to have more exuberant detailing. However, the subject property does not appear to be a contributor to any cohesive district, as the immediate surrounding neighborhood appears to be an inconsistent mix of architectural quality, types, styles and periods.⁴ Therefore, for purposes of CEQA, this demolition of this structure would have a less than significant impact to the buildings adjacent to it and to the important buildings nearby.

The proposed project would result in soils disturbance for the basement and the mat foundation to a depth of approximately seven feet. If prehistoric deposits are present within the project site, they would probably be at a level below that of the anticipated excavation. Therefore, the project is not expected to affect any CEQA significant archeological resources. Hence, no archeological mitigation measures would be required⁵

Because the existing building is not considered an historical resource under CEQA and demolition would not result in a significant effect on a historical resource or on historic resources in the vicinity, it may be found to be exempt from environmental review if other criteria are satisfied.

The proposed project would also involve the construction of a three-story with mezzanine, three-family residential structure. Section 15303(b), Class 3(b), provides an exemption from environmental review for the construction of a single residential structure totaling no more than six dwelling units in an urbanized area. Therefore, the proposed construction of the three-family residential structure is exempt from environmental review under Class 3(b).

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1) or Class 1(l)(1) provides an exemption from environmental review for the demolition of up to three single-family residences in an urbanized area. The proposed project would result in the demolition of a two-story single-family-residential building, and therefore would be exempt under Class 1(l)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ Kelley.

⁵ Memorandum from Randall Dean, San Francisco Planning Department to Tim Blomgren, San Francisco Planning Department, July 20, 2005.





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tim Blomgren

Project Address: 869 North Point Street
Block: 0026; Lot: 019B
Case No.: 2005.0399E
Date of Review: October 5, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant

Name: Matthew Francois
Company:
Address: 20 California Street, SF 94111
Phone: (415)788-2040
Fax: (415)788-2039
Email:

Owner

Name: Northpoint Holdings, LLC
Company: Northpoint Holdings, LLC
Address: 1299 4th Street, Suite 500
Phone: (415)358-0700
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposed project includes demolition of an existing approximately 1,000 square-foot, one-story-over-basement single-family house and the new construction of a 6,000 square foot, three-story-over basement, three-unit condominium building.

Pre-Existing Historic Rating / Survey

None (building is older than 50 years old)

Historic District / Neighborhood Context

None

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

- ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on information contained in the Historic Resource Evaluation Report (HRER) prepared by historic preservation consultant Tim Kelley, the subject property is not an historical resource. Although it retains integrity in terms of its original design, it is not a contributor to a potential historic district in the immediately surrounding neighborhood or individually significant as an historical resource. An appeal was filed on a previous Categorical Exemption issued by the Planning Department's Major Environmental Assessment unit. The appeal suggested that the building is an historical resource because there are nearby important historic properties such as Ghirardelli Square and various "Here Today" buildings, as well as historic districts such as Aquatic Park and properties associated with the "waterfront" (Northeastern Waterfront?) historic district. However, this building has no significant relation to any of the historical buildings or districts cited in

the appeal letter. It does not appear to be related to Ghirardelli Square in any discernable significant way and was not included in the "Here Today" survey. Although the subject house was constructed during approximately the same time period as contributory buildings in Aquatic Park, it is not related in any meaningful way to the historical uses there that give the park its cultural and architectural significance.

The building has no obvious historical or architectural significance of its own. It is not included on any historical or architectural surveys. It is a very common simple structure typical of the 1920s and 30s. While there are very likely potential historic districts in San Francisco, such as the Marina and portions of the Sunset, that are comprised of fairly simple buildings, which like the subject property, were constructed during the 1920s and 30s, they would likely comprise cohesive districts. Also, these districts would be comprised of buildings that, while they are simple, are certainly more exuberant in detailing and often larger in scale than the subject property. As indicated in the rather extensive and detailed HRER prepared by Tim Kelley, the subject property does not appear to be a contributor to any cohesive district, as the immediately surrounding neighborhood appears to be an inconsistent mix of architectural quality, types, styles and periods.

Simply because a building is older than 50 years and retains its original architectural integrity does not mean it is an historical resource under the provisions of CEQA. While it may be argued the subject building may have some degree of character, there is no apparent evidence that it has significance in its own right in terms of being individual resource, nor does it appear to be a resource as a contributor to a larger district. One may make the argument that the building contributes to the character of the neighborhood, but this is an issue that can be addressed by the Neighborhood Planning unit of the Planning Department under the Residential Design Guidelines, the policies of the General Plan, and the provisions of the Planning Code -- not the provisions of CEQA regarding historical resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: While building does appear to retain integrity from its date of construction, the surrounding neighborhood appears to have changed significantly, and therefore the setting, feeling, and association have changed, and do not retain integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no historically significant properties directly adjacent to the project site, but there are important historical resources nearby, as described above. However, the proposed project would not have any substantial adverse impacts on these historical properties, given its scale and design, which is compatible with general scale and varied architectural character of the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature



Mark Luellen, Preservation Coordinator

Date:

10.13.06

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 20032.1190E: Addition to a Single Family Residence and Conversion to a Two-Family Residence

Location: 1622 11th Avenue

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the conversion of a single-family residence to a two-family residence. The Project consists of the construction of a vertical and horizontal addition of 4,055 square feet (sq ft) onto an existing 19-foot tall, 1,753-square-foot (sq-ft) residence. The proposed 5,808-sq-ft structure would be 34 feet, seven inches tall, and would contain two units, and two off-street parking spaces. There is currently one off-street parking space on the project site. The project site is located at 1622 11th Avenue (Block 1933/Lot 041), between Moraga and Lawton streets, in an RH-2 (Residential, House, Two Family) zoning district and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Alex Nie, (415) 656-3528

EXEMPT STATUS:

☒ Categorical Exemption, State CEQA Guidelines, Sections 15301 (State Class Numbers 1).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell

Telephone: (415) 558-5994

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

11/7/06

PAUL E. MALTZER
Environmental Review Officer

cc: Alex Nie, Best Design and Construction Company
Bill Riddle, Best Design and Construction Company
Delvin Washington, Southwest Quadrant Team Leader
Historic Preservation List
Sue Hestor
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The 3,000-sf project site is located in the Sunset District on 11th Avenue between Lawton and Moraga streets. The site contains a 1,753-sq-ft single-family residence constructed in 1904. The existing building is one-story over garage. While the building permit history shows the garage construction on the ground floor in 1927 and the addition of two bedrooms at the rear in 1929 and 1936, there are no plans on record to clearly identify the scope of this work. Other improvements include modernization of the front façade with asbestos siding in 1949.¹

In 2004, Planning Department staff evaluated the property to determine whether or not it is an historic resource under the California Environmental Quality Act (CEQA).² The evaluation determined that the majority of buildings on the block face were constructed in the 1920s to 1940s, with the exception of one building that was constructed before the 1906 earthquake, and three structures that were built in the 1990s. The evaluation concluded that the property was not part of an historic district, and that it does not merit special consideration under the architecture criterion for listing on the California Register of Historic Resources, but that more information was needed to determine whether the building would qualify for the California register under other criteria.³

Subsequently, the project sponsor submitted supplemental historic information to the Planning Department, and, based upon this information, an updated Historic Resource Evaluation Response Memorandum was prepared.⁴ The updated memorandum determined that the building located on the project site is not an historical resource as defined by CEQA. While the property retains the primary character-defining façade elements, the building does not have extraordinary qualities that merit special consideration. Under the architectural criterion, it is not the work of a master, or an example of outstanding architecture, and it does not appear to have been associated with a famous person or event. Because the property is not considered an historical resource under CEQA, the proposed addition may be found to be exempt from environmental review if other criteria are satisfied.

CEQA Guidelines Section 15301(e), or Class 1(e), includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 sq ft if a) the project is in an area where all public services and utilities are available to allow for maximum development permissible in the General Plan; and b) the area is not environmentally sensitive. Addition of dwelling units to an existing building is included in this class.⁵ The proposed project would add 4,055 sq ft to an existing residence.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Tina Tam, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. April 5, 2004. This memorandum is attached.

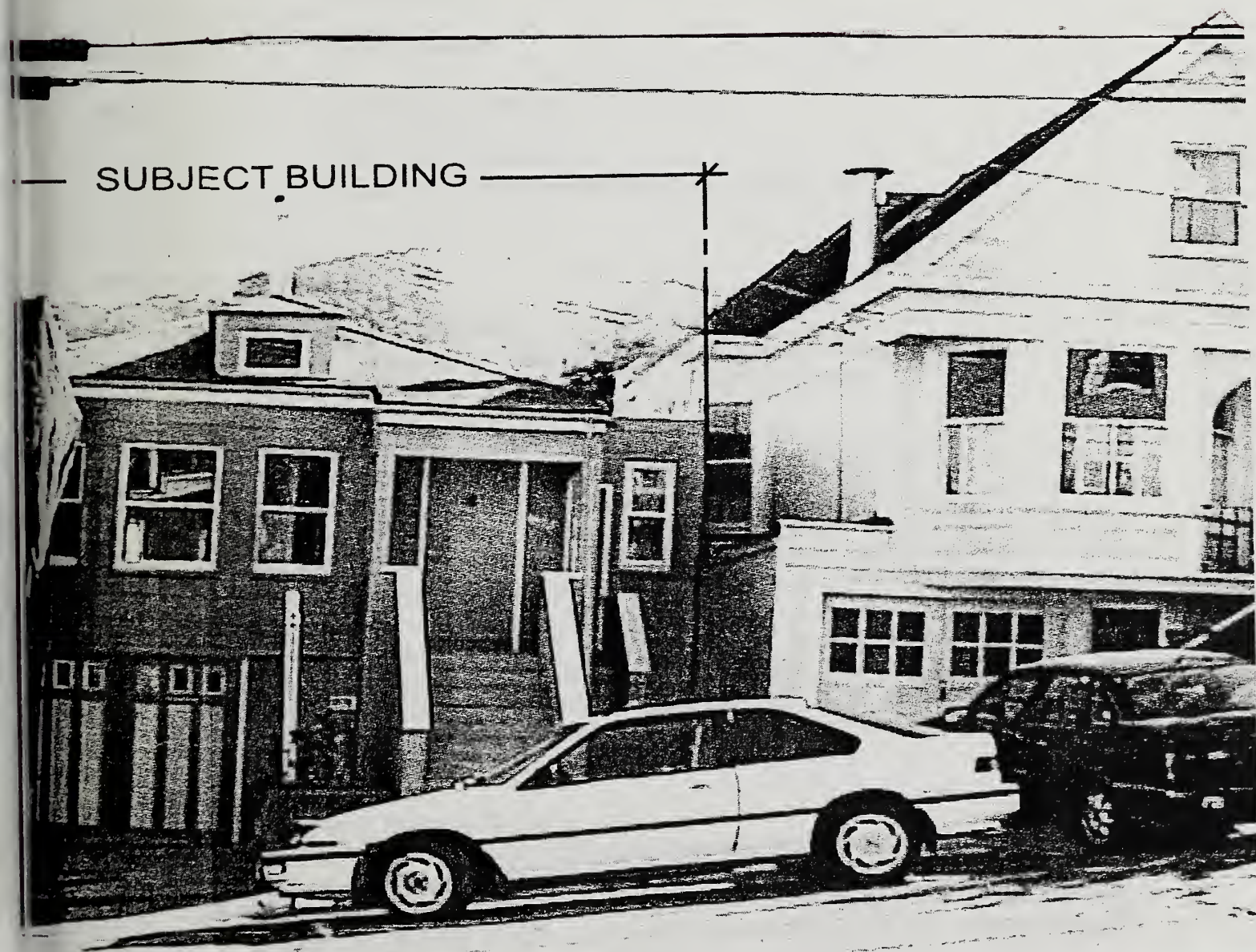
² Ibid.

³ Ibid.

⁴ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. October 17, 2006. This memorandum is attached.

⁵ San Francisco Planning Commission. Resolution No. 14952. Categorical Exemptions From The California Environmental Quality Act. August 17, 2000.

SUBJECT BUILDING







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MEMORANDUM

TO: Nannie Turrell, Major Environmental Analysis

CC: Michael Smith, Case Planner
O. Chavez/Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: Tina Tam, Preservation Technical Specialist *tbt*

REVIEWED BY: Neil Hart, Chief of Neighborhood Planning and Preservation Coordinator

DATE: April 5, 2004

RE: 1622-11th Avenue
Block 1933, Lot 41
Case No. 2003.1190E
Historic Resource Evaluation Response

PROPOSED PROJECT

1. Project Description

The proposal is to alter and convert the existing two-story, single-family dwelling to a four-story, two-family dwelling.

2. Property Description

The Planning Department's Parcel Information Database and the 3R Report are the main sources of information available in the Department for the above-referenced property. The project sponsor supplied the Department with photographic documentation of the property, along with a description of the property's condition.

The subject property is a single-family house with a ground floor (currently garage and storage) and a main floor (two-bedrooms and one bath) under a centered gable roof. The Department's Parcel Information Database provides a construction date of 1904 for the subject property.

3. Historic Rating/Survey

According to the State Office of Historic Preservation Office (OHP), the property is not listed or determined eligible for separate listing in the National Register of Historic Places (National Register). The property does not appear in the California Historic Resources Inventory System

(CHRIS) database or the Planning Department's Parcel Information Database survey ratings tab.

4. **Historic District/Neighborhood Context**

The subject property is located in the Inner Sunset Neighborhood, on the east side of 11th Avenue, between Lawton and Moraga Streets. The majority of the buildings on the subject block face were constructed after the 1906 Earthquake (1920s, 1930s, and 1940s) with the exception of one building constructed before 1900 and three buildings constructed as late as the 1990s. The subject block face is considered eclectic with a mixed of different building shapes, sizes, and architectural styles. While the subject house's architectural style can be generically classified as "Victorian" or more specifically as a contractor's "Queen Anne", there are also examples of Victorian Stick, Italian Renaissance, Marina, and Contemporary style of architecture on the block.

BACKGROUND/CEQA CONSIDERATIONS

The evaluation of properties for potential impacts to "historical resources" under the California Environmental Quality Act (CEQA) is a two-step process; the first step is to determine whether the property is an "historical resource" as defined in Section 15064.5(a) (3) of CEQA, and if it is an "historical resource," the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The responses to these questions will have a bearing not only on the type of environmental documentation that will be necessary but also how the property will be analyzed.

The first step for an environmental evaluation is to determine whether the potential property fits the definition of an "historic resource" as defined in the CEQA Statutes and Guidelines. To answer the first step, the Planning Department in its document titled CEQA Review Procedures for Historic Resources defines four categories for classifying properties based on their evaluation and inclusion in specified registers or surveys.

The Major Environmental Analysis unit planner has determined that this property falls into **Category C, Properties Requiring Further Consultation and Review**. (Properties which do not meet the criteria for listing in A or B, but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for purposes of CEQA.)

Under CEQA, the lead agency may make a determination that the property is historically significant, if the resource meets the criteria for listing on the California Register of Historical Resources under one of the four following criteria:

1. **Event:** It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

2. **Persons:** It is associated with the lives of person important to local, California, or national history; or
3. **Architecture:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. **Information Potential:** It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A building must also have integrity to be eligible for the California Register. Specifically, historical resources must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reason for their significance.

EVALUATION/ANALYSIS

1. History

According to a 1919 Sanborn Map, the existing building has a slightly different building footprint. The original building on the property appears to have expanded to the south side property line resulting in the creation of another set of entry stairs at the front of the property. A 750-square-foot rear extension, comparable to size of the existing building was also constructed. While the building permit history shows a garage construction on the ground floor in 1927 and the addition of possibly two bedrooms at the rear in 1929 and 1936, there are no plans on record to clearly identify the scope of work for any of these permits. Other improvements on the subject property include modernization of the front façade (installation of asbestos siding) in 1949.

2. Period of Significance

While examples of the Queen Anne style buildings are common in San Francisco, particularly in the southern neighborhoods that were developed rapidly in the turn of the 20th century, these buildings are rare and sporadic, and are considered one of the earliest developments in the western neighborhoods.

3. Character-Defining Features

The character-defining features of the house are limited to the façade. These features include: a generous front setback; dominant front-facing gable roof with a center front-facing gabled dormer; and the asymmetric placement of a single-bay window and recessed entry porch and stairs.

4. Integrity

The primary character-defining façade elements are still intact. However, the façade's architectural integrity is somewhat compromised by the introduction of new features. These features include: asbestos siding; all new windows at the front of the building; removal of all spindle work and brackets over the entry way, and the introduction of a new garage opening and removal of the front landscape area for the driveway.

DETERMINATION

1. Whether the property is an "historical resource" for purposes of CEQA. If more information is needed to make such a determination please specify what information is needed.

- a. **Event:** or ☐Yes ☐No ☒Unable to determine
- b. **Persons:** or ☐Yes ☐No ☒Unable to determine
- c. **Architecture:** or ☐Yes ☒No ☐Unable to determine
- d. **Information Potential:** ☐Yes ☐No ☒Unable to determine

The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criterion for listing on the California Register of Historical Resources. However, there is not enough information to determine whether the building qualifies under the other three criteria (event, person, information potential).

If the Project Sponsor would like a determination made in regards to the eligibility of the building for listing on the California Register, please submit a Historical Resource Evaluation prepared by an independent and qualified consultant for staff review and final determination.

2. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project as proposed is inconsistent with the Secretary of Interior's Standards for Rehabilitation, particularly Standard #9 as it pertains to new additions. According to the Standards, "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will

be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

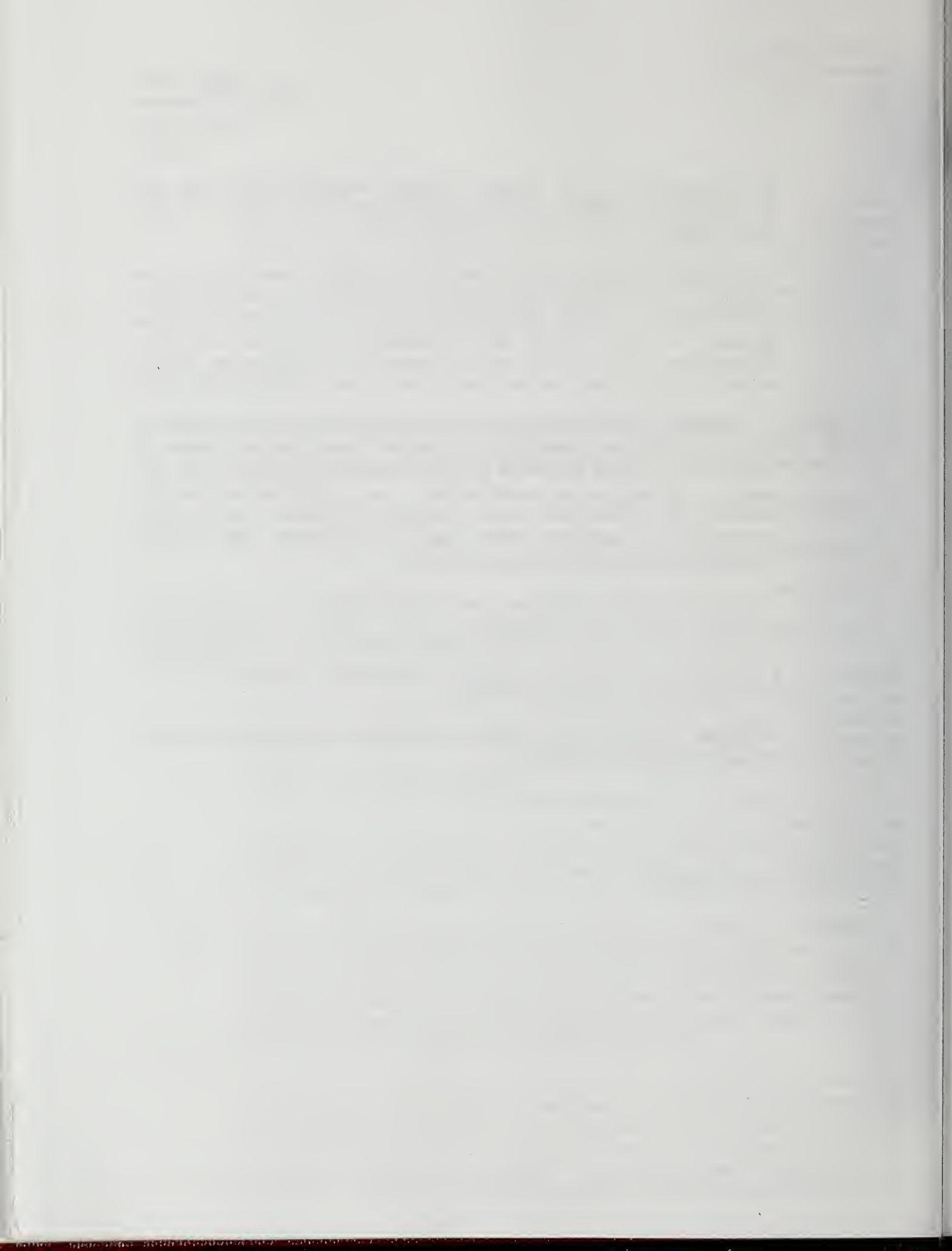
The project proposes to demolish the two-story front façade and construct a new four-story contemporary facade with a much smaller front setback. As such, the project will cause a "substantial adverse change" to what could be a potential "historical resource." Preservation Technical Specialist recommends modification of the project to comply with the Secretary of the Interior Standards.

- 3. If material impairments are noted, what character-defining features of the building or district could be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable but do not mitigate the project's adverse effects.**

Modification to the proposed plans are required in order to be consistent with the Secretary of the Interior's Standards for rehabilitation. Preservation of the existing siting of the building on the property as well as the front façade is a suggestion recommended by the Preservation Technical Specialist.

- 4. Whether the proposed project may have an adverse effect on off-site historical resources.**

☐Yes ☐No ☒Unable to determine





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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell
Project Address: 1622 11th Avenue
Block: 1933 Lot: 041
Case No.: 2003.1190E
Date of Review: October 17, 2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

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Owner

Name: Melanie Lok & Harlan L. Kelley
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Email: mlok@panynj.gov

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to convert the existing single story over garage, single-family dwelling to a four-story, two-family dwelling.

Pre-Existing Historic Rating / Survey

The existing structure is not included on any historic surveys. Records available through the County Assessor's Office indicate that the subject property was constructed in 1904, and a chain-of-title can be constructed that begins with the owners of the building in 1906. The subject property first appears on a Sanborn Fire Insurance Survey map in 1915.

Historic District / Neighborhood Context

The subject property is located on the east side of the north-south running 11th Avenue, between Lawton and Moraga Avenues in the Inner Sunset neighborhood. The subject property is located in an RH-2 zoning district and a 40x height and bulk district. Most of the buildings along 11th Avenue at this location were constructed in the first half of the twentieth century, after the 1906 earthquake. The block is comprised of buildings in a range of architectural styles. It does not appear that there is sufficient unity of architectural style to make the area eligible for inclusion in an historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The building's footprint first appears on the 1915 Sanborn Fire Insurance map, and remains essentially unchanged today. Information provided by the project sponsor indicates that the building's first deed was recorded in 1906. The one-story, wood frame structure is rectangular in plan with one bay window on the street elevation, and a hip roof with overhanging eaves. A single hipped dormer projects at the front of the roof. The building's primary entrance is accessed through an enclosed vestibule. As noted in an April, 2004 memo issued by Tina Tam of the Planning Department, the building may be described as a transitional cottage, and does not appear to be eligible for the California Register based on Criterion 3, for architecture, or Criterion 1, association with events significant to local or regional patterns of development.

Research into the building's owners has not yielded information that suggests it is individually eligible for the California Register based on Criterion 2, association with the lives of persons important to local or national history.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

As noted above, much of the original footprint of the building remain intact. Only one window on the 11th Avenue elevation appears to have been replaced; three double hung wood windows, with lambs tongues, appear to be original to the street facing elevation of the subject property. Based on a building permit history, a garage was added to the front of the building at grade level in 1927. Several additions were made to the rear of the structure during the 1930's. The front elevation has been re-clad in asbestos shingle, but it does not appear that decorative architectural elements were removed.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

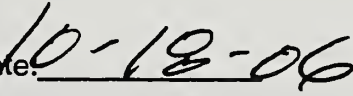
Notes: It does not appear that the area is eligible for listing as an historic district, and the proposed project will not have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date


10-18-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

[The text in this section is extremely faint and illegible. It appears to be a multi-paragraph document with several lines of text per paragraph.]



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1297E – Demolition of Decommissioned PG&E Power Plant Unit 1
Location: 1000 Evans Avenue
City and County: San Francisco

Description of Nature and Purpose of Project: The project, located at 1000 Evans Avenue (Assessor's Block/Lot 4580/002) would be the above-ground demolition of a 24,000 square foot, 90-foot high structure formerly used as Unit 1 of the PG&E Hunters Point Power Plant.

CONTINUED ON NEXT PAGE

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Pacific Gas & Electric Co. (PG&E), Bob Bonderud, Mailcode N10A, P.O. Box 777000, San Francisco, CA 94177

EXEMPT STATUS:

☒ General Rule Exclusion [State CEQA Guidelines, Section 15061(b)(3)]

REMARKS: Please See Page 2.

Contact Person: Joy Navarrete

Telephone: 415-558-5975

Date of Determination:

11/9/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:

Bob Bonderud, Project Sponsor
Julian Banales, SE Quadrant, Planning Department
Supervisor Maxwell, District 10, Board of Supervisors
Historic Distribution List
Hunters Point Neighborhood List

Planning Commission
V.Byrd/Bulletin Board/ Master Decision File
Alex Lantsberg
Exemption/Exclusion File
Sue Hestor

DOCUMENTS DEPT.

NOV 14 2006

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Description of Nature and Purpose of Project, continued:

The proposed project entails the demolition of one building within the PG&E Hunters Point Power Plant, which is part of a larger project to demolish all above-ground structures at the plant. The Plant consists of an approximately 38-acre parcel located at 1000 Evans Avenue. After demolition of all buildings, PG&E intends (pursuant to its 1998 agreement with the City of San Francisco) to clean up any sub-surface contamination to residential standards. PG&E will conduct further sampling and analysis of the site to determine the nature and extent of contamination on the site before it can complete a plan for any required site remediation, so future remediation activities are not known at this time.

The project site is located on an industrial block bounded by Jennings Street to the northwest, Evans Avenue to the southwest, and San Francisco Bay to the east. The project site is in the M-2 (Heavy Industrial) zoning district within the Hunters Point District and is within a 40-X height and bulk district. A portion of the site is on landfill and it is level. The common areas of the site are predominantly not on landfill. Future site assessment is planned and any necessary cleanup will be performed after the above-ground structures have been removed from the site. Permits and other public approvals required for this project, would include, Bay Conservation Development Commission Permit M-78-125, Amendment 6; Bay Area Air Quality Management District Permit Nos. 2N461 and 2N803; and Cal-OSHA Permit 702073.

Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) allows for the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project would not have a significant effect on the environment. The following discussion provides substantiation for this determination.

TRAFFIC. The proposed project would cause a minor increase in vehicle traffic during demolition of the building in the general area, but not significantly greater than the existing local traffic and would be undetectable to most residents and drivers in the area. The increased truck traffic would not be significant relative to the existing capacity of the surrounding street system.

NOISE. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed demolition could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because construction and demolition noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

AIR QUALITY. The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. PG& E would implement Perimeter Zone Monitoring Procedures (PZMPs) to define procedures relevant to

documenting ambient air concentrations of potential chemicals of concern (COCs) that may cross the property boundaries during abatement and dismantling of the existing structures on the site.¹

Demolition and construction activity would temporarily raise dust levels in the area. However, due to the relatively isolated setting on the project in a heavy industrial area, the proposed project would not have a significant air quality impact. The project sponsor would require the contractor(s) to spray the site with water during demolition activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soils, sand or other such material; and sweep surrounding streets during demolition, excavation, and construction at least once per day to reduce particulate emissions. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The project sponsors would require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.

Therefore, no significant air quality impacts would be generated by the proposed project.

WATER QUALITY. The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

HAZARDS. Asbestos. An Asbestos Inspection Report was prepared for the Hunters Point Power Plant in July 2006.² The existing building on the project site was constructed prior to 1970s and therefore, asbestos-containing materials may be found within the existing structure on site that is proposed to be demolished as part of the proposed project. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements;

¹ RGA Environmental, Inc., *Perimeter Zone Monitoring Procedures, Hunter's Point Power Plant*, July 17, 2006. A copy of this report is available for public review by appointment at the Planning Department as part of Case File No. 2006.1297E.

² TRC Environomics, *Asbestos Inspection Report prepared for RGA Environmental*, July 2006. A copy of this report is available for public review by appointment at the Planning Department as part of Case File No. 2006.1297E.

and the name and location of the waste disposal site to be used. The BAAQMD randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would insure that any potential impacts due to asbestos would be reduced to a level of insignificance.

Lead-based Paint. Because of the age of the existing building which is proposed for demolition as part of the project, it may contain lead-based paint. Demolition must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint on pre-1979 buildings and steel structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to December 31, 1978, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 applies to buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces), where more than ten total square feet of lead-based paint would be disturbed or removed. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the HUD Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint-inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection, of the location of the project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or

nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non compliance with the requirements of the ordinance.

These regulations and procedures by the San Francisco Building Code would ensure that potential impacts of demolition, due to lead-based paint, would be reduced to a level of insignificance.

HISTORIC RESOURCES. In a memorandum dated October 26, 2006, Planning Department staff determined that the existing building is not a historic resource.³ Planning staff has determined that the subject building, constructed in 1929, with subsequent additions, primarily in 1948 and 1950, and commonly known as Station P, does not meet the criteria identified for eligibility under the California Register. Staff concurs with the analysis regarding the *PG&E Hunters Point Station P Evaluation of Eligibility* prepared by Roland Nawi Associates: Preservation Consultants, September 2006.⁴ Staff concurs with the historic evaluation that, "(Unit 1 is not a)...good example (of a facility from)...the major form of energy generation (during) the 1890-1940 period." The subject building, originally constructed for Great Western Power, "(a)s a steam powered plant...played a minor role in the development of the power industry in the Bay Area. While Great Western Power was a pioneer and a major supplier of electrical power for the Bay Area between 1890 and 1930, steam-powered plants were, "utilized...as a minor part of the system."

Staff concurs with the historic evaluation in that the subject building is not an outstanding example of a style or a method of building construction for an early 20th-century hydroelectric industrial facility. The historic evaluation states that, "(t)here are several surviving PG&E substation buildings in the city that are excellent examples of the period of hydro-electric dominance and PG&E's ascendance as the primary source of electrical power in the area." During the late 19th- and early 20th-century utility companies traditionally developed "good neighbor" policies by incorporating facilities in well-designed structures so that they would not only fit within an existing neighborhood context but also create an architectural design that would enhance the neighborhood where it was located. Representative examples this effort by PG&E were based on a philosophy developed by company architect, Ivan Frickstad, who supervised the majority of post-earthquake substation construction in San Francisco. He believed that the design of PG&E's buildings should be consistent and project a recognizable image throughout its system. This identity was based largely on Neo-Classical designs. Unit 1 is a large-scale plant designed in a highly restrained Moderne Style. Its design was not based on the good neighbor principles given its remote location at the time of construction.

³ Planning Department, *Historic Resource Evaluation Response Memorandum for 1000 Evans Avenue*, October 26, 2006. A copy of this memorandum is available for public review by appointment at the Planning Department as part of Case File No. 2006.1297E.

⁴ Roland Nawi Associates: Preservation Consultants, *PG&E Hunters Point Station P Evaluation of Eligibility*, September 2006. A copy of this report is available for public review by appointment at the Planning Department as part of Case File No. 2006.1297E.

Based on the supplied information, there is no evidence to support that the subject building is associated with any persons of historical significance; however, it has been noted that the Fleishhacker family was involved in the Great Western Power Company at the time of construction of the Unit 1 structure in 1929. Staff has determined that the subject building is not eligible for listing under Criterion B, persons of interest, because it is neither the best representation nor a good example of the Fleishhacker family's historic contributions to San Francisco. Accordingly, the demolition of the existing structure would not result in a significant impact on historic architectural resources.

CONCLUSION. CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that the proposed project would not have a significant effect on the environment, the activity is not subject to CEQA. As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, hazards, and cultural resources. The proposed project would also have no significant adverse environmental effects in the areas of land use, visual quality, population, water quality, biological resources, utilities and services, and geology. Since it can be seen with certainty that the proposed project would not have a significant effect on the environment, it is appropriately exempt from CEQA under the General Rule Exclusion (CEQA Guidelines, Section 15061(b)(3)).

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete
Project Address: 1000 Evans Street
Block: 4580 Lot: 002
Permit No.: 200512150454
Date of Review: 10/26/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Company: Roland-Nawi Associates
Name: Carole Roland, Ph.D.
Address: 956 Fremont Way,
Sacramento, CA 95818
Phone: 916-441-6063
Email: rnpreservation@aol.com

Owner

Company: Pacific Gas & Electric
Address: Barg, Coffin, Lewis, & Trapp
Address: One Market Street, Ste 2700,
SF, CA 94105
Phone: 415-228-5400
Fax: 415-228-5450

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

Demolition of decommissioned PG&E Power Plant.

Pre-Existing Historic Rating / Survey

The subject building was included in the 1994 Cary & Company Southern Waterfront Historic Resources Report and given a 5S3 rating.

Historic District / Neighborhood Context

The subject building is located in an M-2 (Heavy industrial) area on India Basin.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

- ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: See Below

Notes: Staff has determined that the subject building, constructed in 1929, with subsequent additions, primarily in 1948 and 1950, and commonly known as Station P, does not meet the criteria identified for eligibility under the California Register. Staff concurs with the analysis regarding the PG&E Hunters Point Station P Evaluation of Eligibility prepared by Roland Nawi Associates: Preservation Consultants, September 2006.

Events: Staff concurs with the historic evaluation that, "(Unit 1 is not a)...good example (of a facility from)...the major form of energy generation (during) the 1890-1940 period." The subject building, originally constructed for Great Western Power, "(a)s a steam powered plant...played a minor role in the development of the power industry in the Bay Area. While Great Western Power

was a pioneer and a major supplier of electrical power for the Bay Area between 1890 and 1930, steam-powered plants were, "utilized...as a minor part of the system."

Persons: Based on the supplied information there is no evidence to support that the subject building is associated with any persons of historical significance, however, it has been noted that the Fleishhacker family was involved in the Great Western Power Company at the time of construction of the Unit 1 structure in 1929. Staff has determined that the subject building is not eligible for listing under Criterion B because it is neither the best representation nor a good example of the Fleishhacker family's historic contributions to San Francisco.

The Fleishhacker's are mostly known through their philanthropic contributions to San Francisco, such as a major portion of the San Francisco Zoological Gardens Zoo through the Works Progress Administration (WPA). The \$3.5 million WPA project included the Elephant House, Lion House, Monkey Island, Aviary, Sea Lion Exhibit, and Bear Grottos. The Fleishhacker family was also responsible for the Mother's Building (1925) and the Fleishhacker Pool and Playfield (1924 and 1925, respectively). As a successful businessman and financier, Herbert Fleishhacker was part of this prominent and philanthropic San Francisco family. Before entering the banking business Herbert Fleishhacker organized power companies and manufacturing plants. In 1919 he was appointed as President to the Park Commission. By 1927 he was president of the San Francisco Bank, one of San Francisco's largest banking institutions. At this time his business interests extended into over twenty other companies including, steel, sugar, timber, life insurance, shipping, and oil operations. Unit 1 of the subject building is not representative nor does it illustrate the significant achievements of the Fleishhacker family.

Mortimer Fleishhacker, Herbert's brother, was the president of Great Western Power Company during the construction of Unit 1. This building, constructed in 1929, was owned for a relatively short time before Great Western Power Company was acquired by PG&E in 1930. The Fleishhacker family's business ventures were broad and a number of properties can be associated with the family's prominence (see above). As defined by the National Register Criteria, "Length of association (under Criterion B) is an important factor when assessing several properties with similar associations. The short duration of ownership (the 1929 date of construction until the acquisition of the Great Western Power Company by PG&E in 1930) of the subject building does not establish eligibility under this criterion. Furthermore, ownership as the only justification for significance under Criterion B does not identify Unit 1 of the subject building as eligible for listing on the California Register.

Architecture: Staff concurs with the historic evaluation in that the subject building is not an outstanding example of a style or a method of building construction for an early 20th -century hydroelectric industrial facility. The historic evaluation states that, "(t)here are several surviving PG&E substation buildings in the city that are excellent examples of the period of hydro-electric dominance and PG&E's ascendancy as the primary source of electrical power in the area." During the late 19th and early 20th-century utility companies traditionally developed "good neighbor" policies by incorporating facilities in well-designed structures so that they would not only fit within an existing neighborhood context but also create an architectural design that would enhance the neighborhood where it was located. Representative examples of this effort by PG&E were based on a philosophy developed by company architect, Ivan Frickstad, who supervised the majority of post-earthquake substation construction in San Francisco. He believed that the design of PG&E's buildings should be consistent and project a recognizable image throughout its system. This identity was based largely on Neo-Classical designs. Unit 1 is a large-scale plant designed in a

highly restrained Moderne Style. Its design was not based on the good neighbor principles given its remote location at the time of construction.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject building has been subjected to a number of alterations and expansions since its initial construction through 1958. Standard #4 of the Secretary of the Interior's Standards states, "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." For this reason a structure and any subsequent changes and additions must be evaluated for significance in their own right. While the original Unit 1 building retains its essential physical features and is able to convey much of its original form, the structure has been significantly altered and expanded. The later additions, while discernable from the original structure, overwhelm and obscure a significant portion of the Unit 1 building. In the 1950s programmatic changes in plant operations, as well as cost-cutting measures, resulted in a change in architectural philosophy. Staff concurs with the historic evaluation submitted by PG&E, which states that the additions and alterations to Plant P after 1929 lack strong architectural logic, coherency, and placement of design.

Staff concurs with the historic evaluation that the subject building 's original isolated setting, feeling, and association have been substantially compromised due to encroaching off-site development around the facility.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

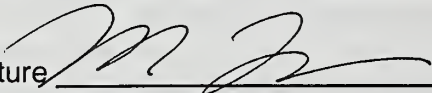
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 11-9-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

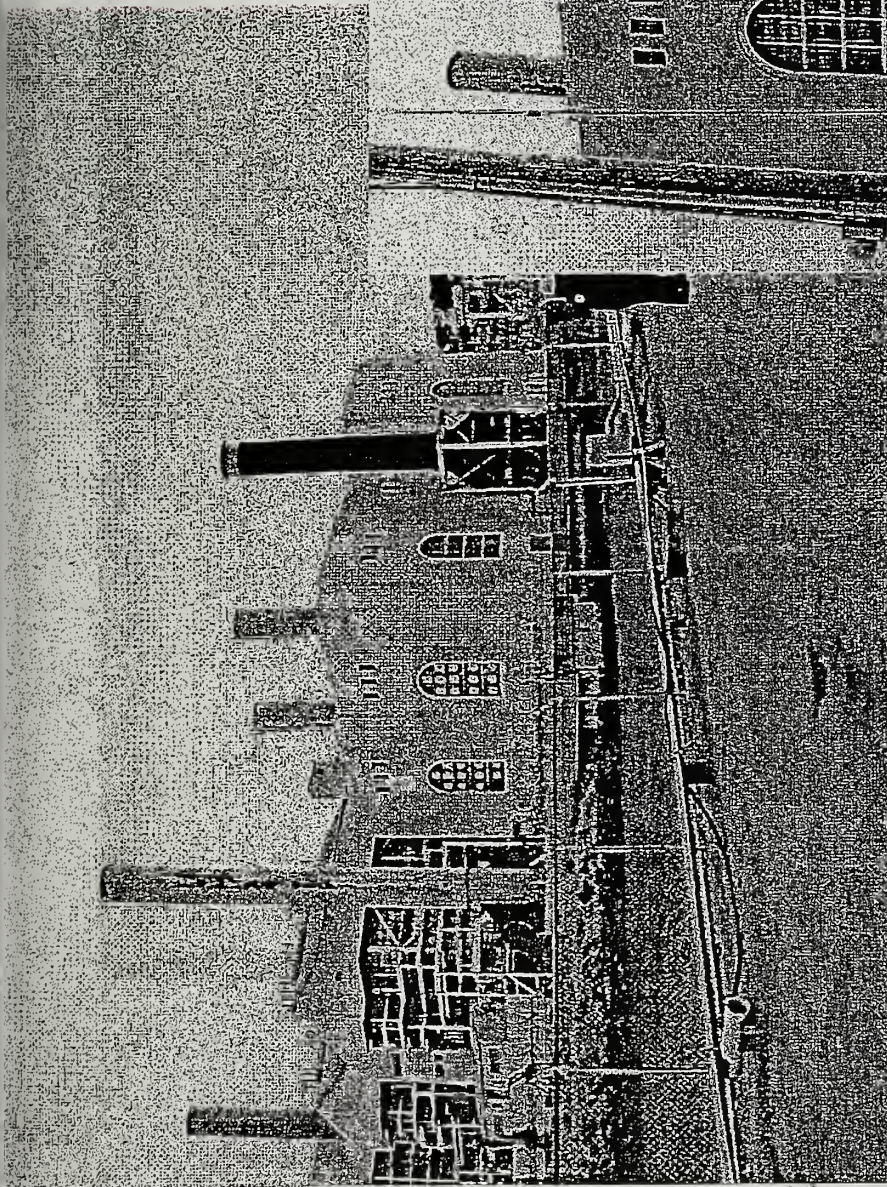


Photo 1: View of north and west elevations

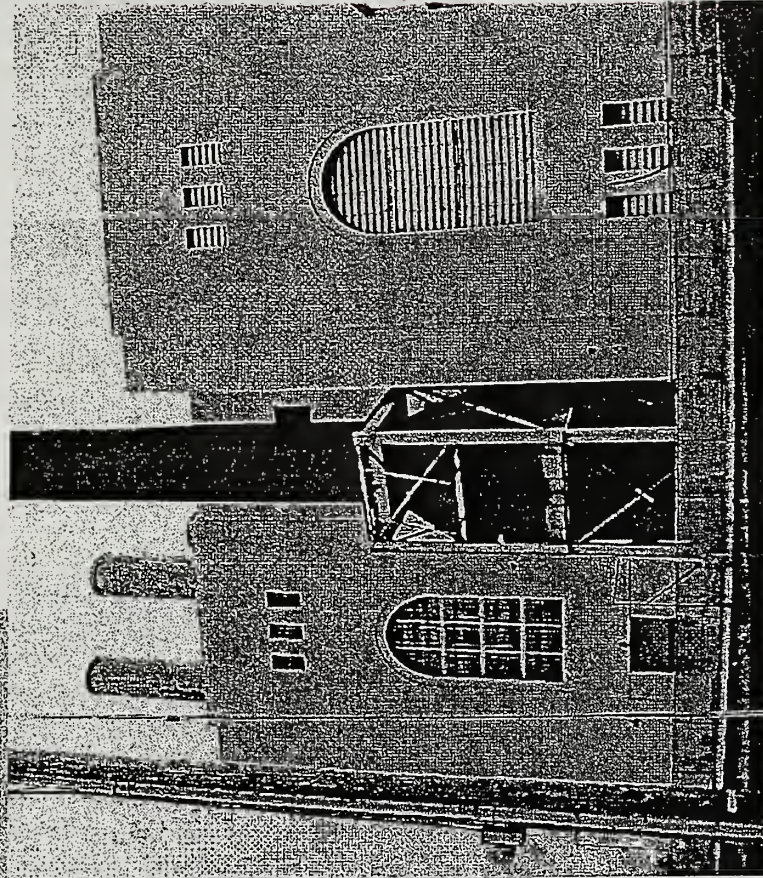


Photo 2: View of west elevation



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0418E, Demolish Existing Building and Construct a Three-Story Mixed Use Building

Location: 136 South Park Avenue (Assessor's Block 3775, Lot 63)

City and San Francisco

Description of Nature and Purpose of Project: There is an existing 3,622 square foot, one-story plus mezzanine, fabrication shop and industrial design office on the 2,145-square-foot-site built around 1911. Until recently, the existing building has been owner-occupied since 1992. The Department of Building Inspection deemed the building as an unsafe Unreinforced Masonry Building. The proposed project would demolish the existing building and construct a three-story plus mezzanine structure with two floors of design professional offices and a residential unit on the third floor. The lot is a through lot fronting on both South Park Avenue and Taber Place. The new structure would be approximately 6,713 square feet (sq. ft.) and approximately 40 feet in height. One parking space would be provided on the ground floor of the new building. The garage access for the new building would be from Taber Place, a 20-foot wide alley behind South Park Avenue. The site is zoned SPD (South Park District) and is within a 40-X height and bulk district. The proposed project would require a variance from the *Planning Code* for rear yard setback requirement on the residential level.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jeff and Larissa Sand, (415) 974-6622

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(3), 15303(b), and 15303(c)]

REMARKS: See reverse side.

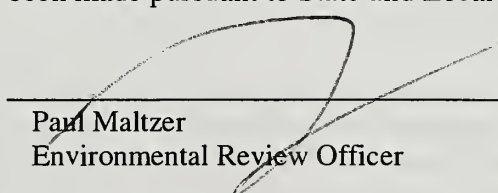
Contact Person: Tammy Chan

Telephone: (415) 558-5982

Date of Determination:

11/16/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Paul Maltzer
Environmental Review Officer

cc: Larissa Sand, Project Sponsor
Julian Banales-SE Quadrant
Historic Resource List
Sue Hestor
Supervisor Ammiano

Supervisor Daly
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS:

The project site is located in a mixed-use zoning district within the Eastern Neighborhoods Plan Area. The City is currently studying its industrially zoned areas as part of its Eastern Neighborhoods Rezoning Study, in order to determine, in part, how much of the City's industrially zoned land should be retained, at what locations, and the appropriate zoning changes to achieve the City's goals.

In a February 2006 appeal decision on a proposed project at 2660 Harrison Street, the Board of Supervisors adopted findings that, in the absence of the pending analysis of cumulative land use impacts in the forthcoming Eastern Neighborhood EIR, required additional analysis for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts.

The proposed project is located in the SPD (South Park) zoning district; and would replace the PDR use on the site while adding one new residential unit. Therefore, the proposed project would not displace any existing PDR use, nor contribute to future loss of PDR jobs or businesses; and is consistent with other mixed-use development in this urban neighborhood. In conclusion, the proposed project would not result in project specific or cumulative significant adverse land use impacts within the Eastern Neighborhood Plan Area.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department has to determine whether the building located on the project site is a historical resource as defined by CEQA.¹ The existing commercial building was constructed around 1911. The subject property is on South Park Avenue. While it is not a designated historic district, South Park is well known as a unique enclave composed of small residential apartment buildings, small workshops and ground floor retail uses. According to the historical evaluation, the integrity of the surrounding buildings could qualify South Park as an historic district; however, there do not seem to be any associations with either events or persons that would qualify the subject building for listing on the California Register. The building is not an example of any recognizable architectural style, and its designer is unknown. The building's front façade was improved with stucco finish in 1939, which compromises any integrity this brick building might have had. The design of the proposed building would complement and contribute to the character of the surrounding neighborhood by introducing strong contrasting elements. Therefore, the new proposed building would not create a negative impact on the surrounding older built environment. Because the existing building is not considered an historical resource under CEQA, demolition would not result in a significant effect on a historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1 and Class 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(3), or Class 1(l)(3), provides an exemption from environmental review for the demolition of up to three commercial buildings on sites zoned for such use. The proposed project would result in the demolition of one commercial building zoned for such use and therefore would be exempt under Class 1(l)(3).

The owner-occupied business recently relocated to a nearby industrial building. The owner of site intends to occupy the new residential unit upon project completion, while leasing out the commercial component as design professional offices or workshop space; therefore no displacement of a Production, Distribution,

¹ Memorandum from Mat Synder, Preservation Planner, *Historical Resource Evaluation Response for 136 South Park*, March 28, 2006

and Repair business would occur. The new building would include two stories plus mezzanine for design professionals and one residential unit on the third floor. One parking space would be provided on the ground floor with access from Taber Place. The occupied floor area of the building would be approximately 6,713 sq. ft. Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures for up to six dwelling units. The proposed project includes one residential unit. Section 15303(c) or Class 3(c) provides an exemption for new commercial buildings in urbanized areas, provided the new development does not involve the use of significant amounts of hazardous substances, does not exceed 10,000 square feet in floor area, is located on a site zoned for such use where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed commercial space would meet all those criterias and would not exceed 10,000 square feet in floor area. Therefore, the proposed design professional space would be exempt under Class 3(c).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historical resource under CEQA. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Tammy Chan

Project Address: 136 South Park

Block: 3775 Lot: 063

Case No.: 2005.0418E

Date of Review: 3/28/06

Planning Department Reviewer:

Mat Snyder

415-575-6891

Mathew.Snyder@sfgov.org

Preparer / Consultant

Name: Curtis Hollenbeck

Company:

Address: 575 Columbus Avenue, #2 SF 94133

Phone: 415.544.9883

Fax:

Email: matteryard@msn.com

Owner

Name: Jeff and Larissa Sand

Company:

Address: 163 South Park

Phone: 415.974-6622

Fax:

Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the existing single story plus mezzanine shop and construct a new structure that would consist of three-stories plus mezzanine, two of which would be designated as office / design studio and one would be for a dwelling unit.

Pre-Existing Historic Rating / Survey

UMB; Heritage Rating of "D"

Historic District / Neighborhood Context

The subject property is on South Park. There is no designated historic district; however, South Park is well known as a very unique enclave composed of small residential apartment buildings, small workshops and ground floor retail uses. Most of the buildings in the South Park enclave date from the first the late 1800's and early 1900's. Staff believes that the integrity of the surrounding buildings could qualify South Park as a Historic District.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The project sponsor provided an exhaustive list of those known owners and known tenants of the subject building. They conducted a search of the property, along with the owners and known occupants and searched the Proquest Newspaper Article Database, the Biography and Genealogy Master Index and Newspaper Index (1904-1949: 1950-1980) at the San Francisco History Center and found no further information. The subject building does not include any detailing that would suggest that it is an example of any recognizable architectural style, and its designer is unknown. The building's front was improved with stucco in 1939, which compromises any integrity this brick building might otherwise have had.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☐ Retains ☒ Lacks
materials, ☐ Retains ☒ Lacks
workmanship ☐ Retains ☒ Lacks

setting, ☐ Retains ☒ Lacks
feeling, ☐ Retains ☒ Lacks
association. ☐ Retains ☒ Lacks

Notes: As noted above, the building was improved with a stucco finish over leaving a blank façade with no discernable architectural character.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The project sponsor provided a thorough set of photographs documenting the surrounding built context. While the surrounding South Park area is generally characterized by a mixture of residential and light industrial shop buildings from the late 1800's and early 1900's, there are also a couple of newer contemporary buildings and building improvements that fit in with the older structures. The proposed new building would also be built with a modern vocabulary that would include a steel and glass glazing system. The project sponsor has stated that the design intent is to create a light and lacey structure and would complement and contribute to the character of the surrounding neighborhood not compete with it by introducing strongly contrasting elements. The ground floor would be taller than the above two stories, which would reinforce the built pattern of having tall ground floor shops; and the glazing system would be vertical in orientation, which would reinforce the built pattern of vertically oriented windows. The front glass curtain wall would be set in from the side walls by approximately one-foot and the steel mullions would be about six-inches deep giving the façade shadow lines and dimension. Preservation staff believes the new building would not create a negatively impact the surrounding older built environment.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 3.28.06

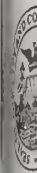
Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board



Front Elevation- 136 South Park Ave.



Back Elevation, 136 South Park Ave





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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 1999.173E / 2006.0451 – Change of Use from Office to Residential within an Existing Building

Location: 250 Brannan Street, between Delancey and 2nd Streets

Block and Lot Assessor's Block 3774; Lot 25

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would adaptively reuse the existing three-story office building at 250 Brannan Street by converting the interior office space into up to 37 dwelling units, with associated common areas (e.g. gym, lounge, lobby, etc.). The existing penthouse, at a height of approximately 55 feet above grade, would be removed and two smaller penthouses, with a height of approximately 43 feet above grade, would be constructed, both set back from Brannan Street. The existing building is 138,500 gross square feet (gsf), and the proposed project would increase the building to a total area of 141,350 gsf, resulting in an increase of 2,850 gsf. The project would also include installation of an elevator penthouse and 13 private rooftop decks. Minor repairs and cleaning of the exterior masonry would occur, as necessary. The existing entrance at the western end of the building would remain as the main pedestrian entrance; however the existing door would be replaced and a small overhead canopy would be added. The door on the eastern end of the building would be replaced for use as a fire exit.

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Tuija I. Catalano of Reuben & Junius, LLP, (415) 567-9000, representing Daniel Grimm of The Peebles Corporation

Exempt Status:

X Categorical Exemption [State CEQA Guidelines Section 15332]

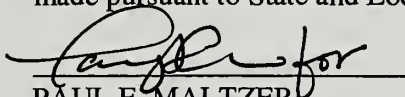
Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

Nov. 29, 06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


PAUL E. MALTZER

Environmental Review Officer

cc: Tuija Catalano, Project Sponsor
Tim Frye, Preservation Technical Specialist
Supervisor Chris Daly, District 6
Supervisor Tom Ammiano, District 9
Sue Hestor

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Description of Nature and Purpose of Project: (continued from previous page)

The existing 43,800-square foot garage public garage, located on portions of the basement and ground floors, would provide approximately 87 valet parking spaces for public use and 56 parking spaces for residents, respectively. Conditional use authorization is required for the operation of a public parking garage.

The approximately 38,000-square-foot site is located at 250 Brannan Street [Assessor's Block 3774; Lot 25], on the northwest side of Brannan Street within the block bounded by Delancey, Bryant, Brannan and 2nd Streets in the South of Market (SOMA) neighborhood of San Francisco. Vehicular access to the building would remain off of Federal Way, through the 41 Federal Way building. The project sponsor would carry out an archeological monitoring program if seismic strengthening requiring soils disturbance at a depth of greater than five feet is required.¹ The project site is located within the South End Historic District established in Article 10 of the *San Francisco Planning Code*; within the Eastern SOMA section of the Eastern Neighborhoods rezoning and community plan study area; and is zoned SSO (Service/ Secondary Office) and is within a 50-X height and bulk district. The building was determined to be an historical resource under the California Environmental Quality Act (CEQA) (attachment pages 1-4).

Remarks:

CEQA State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The project's effects in relationship to these conditions are described below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project site is zoned SSO (Service/ Secondary Office) and is within a 50-X height and bulk district. Dwelling units and group housing in the SSO district require Conditional Use Authorization from the Planning Commission under Section 818 of the *Planning Code*. This project would require an amendment to the existing use permit (Planning Commission Motion No. 16285, File No. 2001.0689) which was approved on November 15, 2001, for the conversion of 113,540 gross square feet from multimedia/ business service use to office use under Code Section 321.

The proposed project would be consistent with the General Plan and with zoning designations. The project proposes to increase the residential uses at Brannan Square by approximately 37 dwelling units. The proposed project would not change the character of the area since it would be developed within the existing building footprint and would be consistent with the existing uses in the area.

Pursuant to Planning Code Section 151, the proposed project would be required to provide one off-street parking space for each dwelling unit and would therefore require thirty-seven off-street parking spaces; the proposed project would provide one parking space for each unit and 150% accessory parking for the 37 units, for a total of 56 private parking spaces. The proposed project would also maintain the basement level for public parking.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 0.87-acre site is located within a fully developed area of the SOMA neighborhood of San Francisco. The proposed project would fit in with the intensely developed area, which contains

¹ See attached project description.

significant amounts of residential, office, and commercial development in the surrounding blocks. The parcels to the south and east are within the Rincon Point-South Beach redevelopment area and M-2 (Heavy Industrial) zoning district; parcels to the west are zoned SSO; and parcels north of the site are generally zoned M-1 (Light Industrial). Thus, the proposed conversion would be properly characterized as an in-fill development surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is presently developed with the existing commercial building located within a developed urban area and does not provide habitat for any rare or endangered plant or animal species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Vehicular access to the project site is on Federal Way via Delancey and Rincon Streets. Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 340 new Daily Person Trips, of these, about 59 daily person trips would occur during the PM Peak-Hour. These trips would be distributed among various modes of transportation, including 23 vehicular trips, 12 transit trips, 22 walking trips, and 2 are estimated to be by "other means" based on the 2000 Census tract data for this area. Based on the mode split data and average automobile occupancy of 1.09 persons per vehicle in the project area, there would be 36 daily vehicular trips of which 21 would be during the PM peak hour.

While the addition of approximately 37 new dwelling units in this neighborhood would increase the daytime population and travel pattern, the change in area traffic as a result of the project would be undetectable to most drivers. Traffic impacts associated with the project would not be significant relative to the existing capacity of the surrounding street system.

As described above, the proposed project would be required to provide 37 off-street parking spaces, or one for each dwelling unit, and a 56-space garage would be provided for the residents, which exceeds the requirement. It should be noted that parking demand is different than the *Planning Code* parking requirement for provision of parking spaces. Parking demand is the amount of daily parking need generated by a proposed project. Parking demand is expected to be for about fifty-one vehicles, which would be accommodated onsite.

The site is well served by transit. There are 26 MUNI transit stops for 12 different transit lines in the project area and the CalTrain station is located three blocks west of the site. According to local census data, approximately 20% of existing residents use transit. This potential increase in transit demand associated with the proposed conversion would not have a significant or noticeable impact upon transit services in the project area nor adversely affect transit operations.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The noise generated by the residents of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. Ambient noise levels in the vicinity of the project are typical of noise levels in downtown San Francisco, which are dominated by vehicular traffic, including trucks, cars, MUNI buses and emergency vehicles, and new construction in the area. Noise generated by office, retail, and restaurant uses is common and generally accepted in urban areas; therefore, the noise generated by residential use of the proposed project, including garbage pickup off of Federal Way, would not be considered a significant environmental impact.

Construction noise, for interior work and the demolition and new construction of the penthouses, is regulated through the City's Noise Ordinance, Article 29 of the *San Francisco Police Code* (Noise Ordinance), and is temporary and intermittent and thus would not be considered a significant environmental impact.

The proposed project would include mechanical equipment, such as heating and ventilation systems, that could produce operational noise. These operations would be subject to the Noise Ordinance, which establishes noise limits for fixed noise sources, such as building equipment. The proposed project would comply with the Noise Ordinance, minimizing noise from building operations, and thus, would not expose people to noise levels in excess of established local standards.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gsf, and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would change the interior use of an existing building from commercial to approximately 37 residential units and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for; no need for any expansion of public utilities or public service facilities is anticipated. The proposed project would include minor interior alterations of the existing building as discussed above, and would not result in an increase in gross square footage, or expansion of the size of the existing building.

Land Use

In late 2001, the Planning Commission directed the Planning Department to initiate the Eastern Neighborhoods (EN) community planning process to address the broad range of issues involved in formulating permanent controls for the City's remaining industrially zoned lands and its surrounding residential and commercial neighborhoods. One of the community process goals was to work collaboratively with the neighborhoods in the vicinity of these industrially zoned lands to develop rezoning proposals that achieve both neighborhood and citywide land use objectives. In early 2002, the Planning Department initiated a series of public workshops in which participants grappled with how the area's industrially zoned land should be used in the future. One of the goals of this process was to develop a new set of zoning regulations for the broader South of Market Area, including the project site. The project site is located within a district proposed to retain existing SSO controls, but with a modification to allow medium density housing as-of-right.²

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the forthcoming EN Area Environmental Impact Report (EIR), additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of PDR (production, distribution, and repair) jobs and businesses; 2) the potential of a proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. The following analysis addresses these three issues:

1. The proposed project would adaptively reuse an existing building, which is not used for PDR uses, but rather, used as office space; therefore the proposed project would not result in the loss of current PDR jobs or businesses. While the original use of the building was for manufacturing, the building has since undergone improvements to convert the space to multimedia/business service use; the use was subsequently changed to office use in 2001. Thus, the building has already transitioned to a new use and cannot viably provide PDR jobs or businesses in the future without undergoing further improvements. As the building at 250 Brannan is a contributory structure to the South End Historic District (see below), the potential for its demolition for future PDR use onsite is limited.
2. Currently, residential uses are located to the north, south, and east of the building, with a surface parking lot to the west. As previously discussed, the project is consistent with other multi-residential developments in the surrounding mixed-use urban neighborhood and would not conflict with any existing or proposed industrial uses.
3. The proposed project would contribute up to 37 new dwelling units to the City's housing supply and would comply with the City's Residential Inclusionary Affordable Housing Program, as outlined in Section 315 of the Planning Code. Therefore, the project would help the City to meet its housing needs and would not have a significant land use impact in relation to existing Planning Code nor pending Eastern Neighborhoods Community Plan requirements.

Cultural Resources

A Historic Resource Evaluation Response Memorandum (HRER) prepared by the Planning Department determined that the existing building is an historic resource.³ The existing commercial building on the project site was constructed in 1906 as the H.S. Crocker Building and is considered a

² San Francisco Planning Department, *Draft East SOMA Area Plan*, Eastern Neighborhoods Community Workshop Meetings, October 3, 2006. http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/soma_area_plan_draft_web.pdf

³ Memorandum from Tim Frye, Preservation Technical Specialist, to Rachel Schohn, Planner, Major Environmental Analysis, October 18, 2006.

contributory structure to the locally designated South End Historic Warehouse District, which appears eligible for the National Register of Historic Places. It has also been rated a contributory structure by the Foundation for San Francisco's Architectural Heritage, indicating that it dates from the South End Historic District's period of significance and retains a high level of historic integrity. As part of the proposed project, the building would be altered, primarily by removing the existing penthouse, constructing two new smaller penthouses set back from Brannan Street, and making minor modifications to the entranceway and cleaning or repairing the exterior masonry, as needed. The existing penthouse is not part of the original building; removing it and building two new smaller, penthouses set back from the street level would differentiate them from the existing character-defining façade of the building, and improve visual quality by constructing two smaller units in conformance with the Secretary of Interior Standards. Furthermore, the proposed project would also appropriately screen rooftop mechanical equipment and appurtenances by conforming to *Planning Code* Section 141. Conversion of the already modified interior space, and minor exterior changes would not result in a significant effect on a historical resource. In summary, the HRER found that the existing building is an historic resource for the purposes of CEQA and that the proposed project meets the Secretary of the Interior's Standards for Rehabilitation.

A seismic upgrade was completed for this building in December 2001 as part of the UMB (Unreinforced Masonry Bearing Wall Buildings) Earthquake Hazard Reduction Program. The proposed project may include additional seismic upgrades for use as a residential building. If additional work is necessary and the seismic strengthening requires soils disturbance at a depth of five feet or greater, the project sponsor would carry out an archeological monitoring program as noted in the attachment to the project description, which is described on pages 7-9 of the attachments.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 22, 2006 to owners and occupants of properties within 300 feet of the project site. Over a dozen members of the public submitted comments to the Planning Department in response to the notification. About half of the comments were in favor of the project. The other half expressed concern about the potential increased height of the building, visual quality of the rooftop, which is visible from many nearby residences, noise impacts from equipment on the roof, increased traffic on Federal Way, and location and timing of garbage pickup. These concerns regarding environmental effects of the proposed project are discussed in the appropriate sections above.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332, and would have no significant environmental effects. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rachel Schohn
Project Address: 250 Brannan Street
Block: 3774 Lot: 025
Case No.: 2006.0451E
Date of Review: 10/18/06

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant

Name: Tuija Catalano
Company: Reuben & Junius, LLP
Address: 235 Pine St. Ste. 1600 SF, CA
Phone: 415-567-9000
Fax: 415-399-9480
Email: tcatalano@reubenlaw.com

Owner

Company: Peebles Corporation
Address: 550 Biltmore Way, Ste 970,
Coral Gables, FL
Phone: 305-442-4342
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to convert the former warehouse building into up to 37 residential dwelling units and a public parking garage at the rear of the property and below grade.

Pre-Existing Historic Rating / Survey

The subject property was constructed between 1906 and is a contributory building to the South End Historic District and was identified in the 1976 Architectural Survey.

Historic District / Neighborhood Context

The subject property is sited on Brannan Street between 1st and 2nd Streets in close the South End Historic District. Brannan Street at this location is comprised of a high concentration of late 19th-century and early 20th-century warehouse structures. Outside of the district is a mix of low to high-density residential and SSO (Service Secondary Office) uses.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1867-1935

Notes: The subject property is a contributory structure to the South End Historic District as identified in Appendix I, Article 10 of the Planning Code. Architecturally, the property is an excellent example of utilitarian light industrial buildings constructed in the early 20th-century in San Francisco. The design of warehouse structures at this time focused large uninterrupted interior spaces that maximized natural light and facilitated the handling goods. Ornamentation within the district is

common and often reflects the prominent style of the era; however, it is generally restrained in design and constructed out of modest materials.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject property retains a high-level of historic and architectural integrity. It was converted from light industrial use to office space in the 1990s. During the rehabilitation, unsympathetic alterations were removed from the primary façade. This rehabilitation effort brought the subject property closer to its original appearance at the time of its initial construction.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☒ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project, plans dated August 8, 2006, appears to be consistent with the Secretary of the Interior's Standards for Rehabilitation. For example, the proposed project will remove an existing penthouse structure that was constructed before the designation of the District and will replace it with two considerably smaller penthouse structures, which appear to be in compliance with the Standards — in particular Standard 9 states,

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

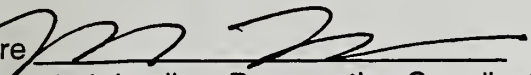
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

10-18-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File

250 BRANNAN STREET



RECEIVED

NOV 16 2006

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

November 15, 2006

BY MESSENGER AND FACSIMILE (415-558-5991)

Ms. Rachel Schohn
San Francisco Planning Department
Major Environmental Analysis
30 Van Ness Avenue, 4th Floor
San Francisco, CA 94103

**Re: 250 Brannan Street (Assessor's Block 3774, Lot 25)
Planning Department Case No. 2006.0451E
Our File No. 6260.05**

Dear Rachel:

I wanted to provide you with a final description for the proposed project at 250 Brannan Street. The project consists of the conversion of the existing 138,500-square foot office building at 250 Brannan Street into a mixed-use building with residential and parking uses ("Project"). The project will include up to 37 dwelling units with the following anticipated unit mix: 12 x 1BR unit, 12 x 2BR units and 13 x 3BR units. Please note that this is an anticipated unit mix only and is subject to change.

The Project will retain the two existing parking levels located on the ground and basement levels. The ground level of the parking garage will provide up to 56 parking spaces for the residential units (1:1 ratio plus 150% accessory parking for 37 units (37 + 18.5 = 56 spaces).) The basement level of the parking garage will provide approximately 18,000 square feet of public parking garage area that is anticipated to be operated by valet. No changes are proposed to the accessibility of the parking garage, and thus parking will remain accessible off of Federal Way through 41 Federal Way building.

The proposed exterior alterations/changes consist of the following:

- Light cleaning and repair of the building exterior as necessary and/or required;

Ms. Schohn
November 15, 2006
Page 2

- Per Department's recommendation, removal of the existing (non-historic) 1960's era larger penthouse and replacement with two smaller and more compatible penthouses;
- Replacement of the existing doors, including the addition of a small canopy above the building entrance at the western end of the building; and
- Addition of a blade glass sign at the western end of the building for identification.

The existing building was seismically strengthened in 2001, and thus the Project is not anticipated to require any major subgrade construction. Some minor strengthening may be necessary. Pursuant to information previously provided to you by the architect, Charles Bloszies, if minor strengthening is necessary, the Project is likely to accomplish it by one of the following two methods: 1) strengthening of the existing floors and frames, so that no subgrade construction would occur, or 2) construction of up to six new frames supported by new foundations that would be approximately 5 feet deep. The attached archeological condition applies to the Project only in the unlikely event that the subgrade soils disturbance exceeds the depth of 5 feet.

The Project is scheduled to be heard by the Landmarks Preservation Advisory Board on December 6, 2006. Please forward us a copy of the categorical exemption certificate as soon as possible so that it can be included in the Planning Department's submittal to the Board members. Please let me know if you have any questions or need anything additional.

Very truly yours,

REUBEN & JUNIUS, LLP



Tuija I. Catalano

Encls.

cc: Daniel Grimm, Peebles Corporation (via facsimile; w/ encls.)
James Reuben, Esq.

ARCHEOLOGICAL CONDITION

The project could require additional seismic strengthening of the building foundations that may result in minor soils disturbance to a depth of approximately five feet below the existing basement slab. In the event, that the project will require soils disturbance at a depth greater than five feet, the project shall carry out the archeological monitoring program in the attachment below:

Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of

the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site

recording forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0131E – 600 Stockton Street
Project Location: 600 Stockton Street; between California and Pine Streets
Assessor's Block and Lot: Block 0257; Lot 012
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of a 2,000-square foot (sq ft) glass atrium, a slanted glass lobby expansion of 1,253 sq ft, and two canopied walkways (each 382 sq ft) connecting the hotel to the proposed glass atrium within the existing courtyard space of the Metropolitan Life Building (now the Ritz Carlton Hotel), a Category 1 City Designated Landmark (No. 167). The proposed structure would be a glass-domed 10-sided atrium 49 feet in diameter with a maximum height of 30 feet. The existing hotel, constructed in 1908, stands 127 feet high and forms a courtyard on three sides. The site, on the eastern side of Stockton Street, is an irregularly-shaped parcel of 79,348 sq ft and comprises the western portion of the block (Assessor's Block 0257; Lot 012) bounded by Stockton Street to the west, California Street to the north, Grant Avenue to the east, and Pine Street to the south. The project site, located in the Nob Hill neighborhood, is zoned C-3-G (Downtown General Commercial) and is within an 80-130-X Height and Bulk District. The project would require a Certificate of Appropriateness.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Simon Kwan, 415-615-0000, representing Ritz Carlton

EXEMPT STATUS:

X Categorical Exemption, Class 3 [CEQA State Guidelines, Section 15303(e)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis

Telephone: 415 558-5968

11/17/06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Simon Kwan, Project Sponsor
D. DiBartolo & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

DOCUMENTS DEPT.

NOV 21 2006

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff had the task of determining whether the proposed project would adversely impact the existing building, the 1908 beaux arts Metropolitan Life Building (now the Ritz Carlton Hotel), a Category 1 City Designated Landmark (No. 167). The existing hotel stands 127 feet high and forms on three sides a square courtyard of approximately 10,000 sq ft (0.23 acre). The courtyard is typified by paved material and landscaping which includes some 20 small and large canopy trees. The proposed structure would be a glass-domed 10-sided public gathering space 49 feet in diameter with a maximum height of 30 feet.

The evaluation considered whether the proposed project met the criteria established by the U.S. Secretary of the Interior's Standards for modifications to historic properties. Specifically, the proposal was evaluated with regard to items that included compatibility of materials, scale, context, and style. Planning Department Preservation staff determined that the proposed project appears to meet the Secretary of the Interior's Standards.¹ This determination was based on the finding that that the proposed glass atrium would be generally compatible with the existing building and courtyard, and that the proposed structure would not substantively impair vantages of the surrounding architecture and courtyard from the various multiple viewpoints within the courtyard itself² (see attached Historic Resource Evaluation Response memorandum).

Therefore, there could not be a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3.

CEQA State Guidelines Section 15303(e) provides an exemption for accessory and appurtenant structures to existing buildings. Examples of these sorts of qualifying projects include, but are not limited to, garages, carports, patios, swimming pools, and fences. The proposed project would erect a new 2,000-sq ft glass atrium 49 feet across with a maximum height of 30 feet as well as a 1,253-sq ft slanted glass lobby extension, and two canopied walkways, totaling 764 sq ft. Therefore, the proposed project is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Dan DiBartolo, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. November 6, 2006.

² Ibid.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 600 Stockton Street
Block: 0257 Lot: 012
Case No.: 2006.0131E
Date of Review: November 6, 2006

Planning Department Reviewer:

Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant

Name: Simon Kwan
Company: KDArchitects, Inc.
Address: 101 Townsend Street, Ste 206
Phone: (415) 615-0000
Fax: (415) 615-0001
Email: www.kdarchitects.com

Owner

Name: Ed Mady, Ritz Carlton SF
Address: 600 Stockton Street
Phone: 415 296-7465
Fax: 415 291 0147
Email: Ed.Mady@ritzcarlton.com

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The project would add an approximately 2,000 square foot gazebo structure in the center of its internal courtyard. Other modifications include construction of glass canopies along two pathways that extend from the main structure to the gazebo and installation of a small service station along one of these pathways. Minor courtyard landscaping changes are also proposed.

Pre-Existing Historic Rating / Survey

- San Francisco Landmark No. 167, Metropolitan Life Pacific Coast Headquarters.
- Downtown Area Plan designation of Category I (Significant).
- Heritage rating of "A" (Highest Importance). Individually the most important buildings in San Francisco. All A group buildings are considered eligible for the National Register of Historic Places.
- Listed in the City's 1976 Architectural Survey and in Here Today.

Historic District / Neighborhood Context

The subject building is located within a C-3-G Zoning District, within the boundaries defined by San Francisco's Downtown Area Plan, which is part of San Francisco's General Plan. The site is not within an historic or conservation district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒ Yes ☐ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1908

Notes: The subject building constructed in an imposing classical revival style is an important example of the influence of the City Beautiful movement in the reconstruction of San Francisco after 1906. The property was designated Landmark Number 167 in San Francisco City and County in 1984, for its association with an historically important financial institution and its monumental qualities of design.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

Notes: The structure, The Metropolitan Life Pacific Coast Headquarters, is San Francisco Landmark No. 167.

The building is composed of a series of additions to a small central building, originally constructed in 1908. The first addition was built in 1913 and consisted of two identical wings on the north and south sides of the structure. A second addition, third addition and fourth addition were constructed in 1919-1920, 1930 and 1954 respectively. It was the 1954 addition that created the existing U-shape of the building, and during the process, caused a parking structure to be constructed underneath the courtyard. The 1954 landscape design was credited to architects Thomsen and Wilson. The building underwent a major renovation in 1988 when the building was converted into hotel rooms for the Ritz Carlton. During the construction the courtyard was again removed to make room for a ballroom to be constructed above the parking garage. Planning Commission Motion No. 11447, in conjunction with this renovation, provided that the new design of the courtyard is "in the spirit of the Thomas Church design".

Thomas Church was born in Ojai, California in 1902 and became prominent landscape architect in the 1940' and 1950's. Church is credited with pioneering the modern "California Style" of landscape

architecture, known for asymmetrical, natural site plans that bucked the classical and formal gardens of the past. Thomas Church may have influenced the existing elements of the subject courtyard, but there is no reference to indicate this definitely (no reference within the designation case report or ordinance). In any case, the existing courtyard incorporates a landscape plan in keeping with Thomas Church's design ideas. Church's landscape ideas often included curvilinear features, zigzag patterns, multiple viewpoints and use of old materials in new ways. Primary elements of the existing courtyard include curvilinear and stepped planters and a circular central brick paved clearing that functions as the "activity center" of the courtyard. Other elements include the two direct axis paths that originate at the either side of the courtyard and approach the central area diagonally, a circular fountain functioning as a third axis, located peripheral to the central circular brick paved area and textured surfaces with the flowing lines created by brick contrasting with existing vegetative ground cover.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

- | | | |
|--|---|--|
| ☐ No Resource Present
(Go to 6. below) | ☒ Historical Resource Present
(Continue to 4.) | ☒ Category A (1/2) |
| | | ☐ Category B |
| | | ☐ Category C |

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The project sponsor has provided several plan options of the proposed gazebo structure in the central circular brick paved "activity center" with glass canopies along two pathways that extend from the main structure to the gazebo and installation of a small service station along one of these pathways. The proposed gazebo structure would be placed at the center of the brick paved clearing. Thomas Church's designs often incorporated a functional space, a space housing the activity of people. The proposed gazebo, pathway canopies and top portion of the service station would be transparent glass structures. The proposed gazebo would incorporate curvilinear walls and rooflines, further reinforced by the curvilinear planters. Though the gazebo would add an approximately 2,000 square foot structure within the courtyard, the impact of the structure on the existing courtyard design would be minimized to insignificance by both its minimal height and its high level of transparency. The project option with the least height impacts and greatest level of transparency at the walls and roof (Option C, no metal roof) would not substantively impair vantages of the surrounding architecture and courtyard from the various multiple viewpoints within the courtyard itself. Also, it should be noted that gazebo options proposing opaque or solid roofs would impair such above described vantages substantially and would diminish the overall open aesthetic of the outdoor courtyard and would then be considered to have an adverse impact upon the existing courtyard and the subject property, Landmark No. 167.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

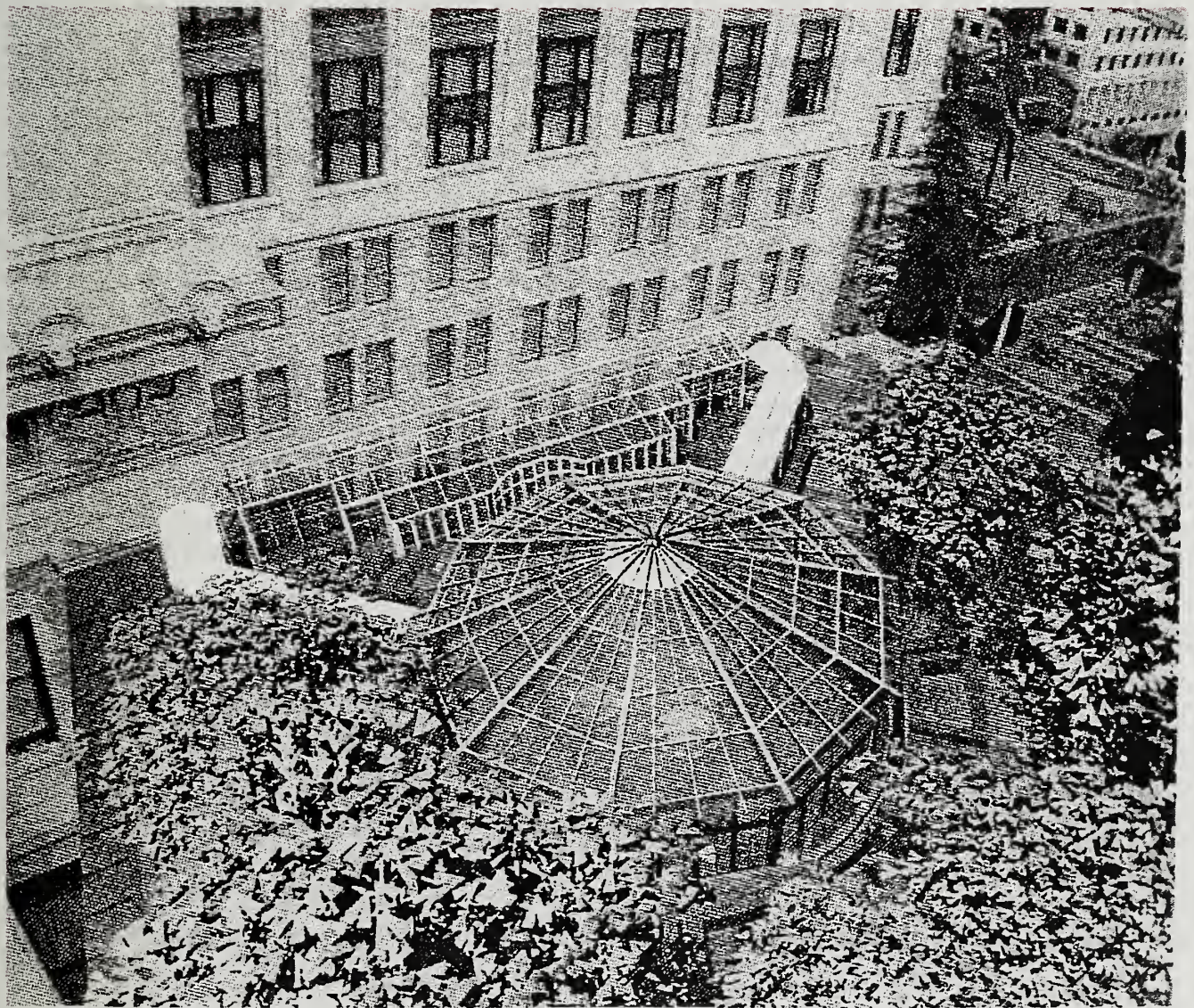
Date: 11-6-06

cc: Recording Secretary, Landmarks Preservation Advisory Board

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PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0404E - 4130 21st Street
Project Location: 4130 21st Street; between Eureka and Diamond Streets
Assessor's Block and Lot: Block 2750; Lot 019
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve an 803-square foot (sq ft) third-story addition and a 126-sq ft second-story horizontal addition to an existing 2,130-sq ft, 22½-foot-high, two-story, single-family dwelling constructed in 1912. The resulting structure would be approximately 3,059 sq ft and 28 feet high. The existing peak roof would be modified to a flat roof. The existing building is over a one-car garage and is set back 5¼-feet from the front property line. The proposed project would add an additional parking space to the existing one-car garage. The 2,438-sq ft project site (Assessor's Block 2750; Lot 019) is located on the north side of 21st Street, and is bounded by 21st Street to the south, Eureka Street to the west, 20th Street to the north, and Diamond Street to the east, in the Noe Valley neighborhood. The project site is zoned RH-2 (Residential, House - Two Family) and is within a 40-X height and bulk district. The property has a notice of (NSR E768867) special restriction limiting the property to one-family use only.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Thomas Brady, project sponsor, 415-282-3795

EXEMPT STATUS:

X Categorical Exemption, Class 1 [CEQA State Guidelines, Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

11/17/06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Thomas Brady, Project Sponsor
M. Smith & J. Battis, Planning Department
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F.

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff had to determine whether the proposed project would result in a significant effect on a historic resource. Therefore, Planning Department Preservation staff conducted a historic evaluation of the existing building and determined that it does not constitute a historic resource for the purposes of CEQA (see attached Historic Resource Evaluation Response).¹ The existing structure on the project site is a two-story single-family residential building constructed in 1912. Preservation staff determined that the building does not represent a significant work by a master and that its proposed modification would not impact surrounding properties. In addition, the subject block does not contain a concentration of buildings of a particular style or period and many of these buildings have been significantly altered, thus rendering the area ineligible as a historic district.² Because the existing building is not considered a historic resource under CEQA, and is not located within a historic district, its alteration and new addition would not result in an effect on a historic resource. As such, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the project will not result in an increase of more than 50 percent of floor area of the structures before the addition, or 2,500 sq ft, whichever is less. The proposed project would involve the addition of 929 sq ft to an existing 2,130-sq ft single-family dwelling. Therefore, the proposed addition would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the property is not a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For all the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Memorandum from Michael E. Smith, Preservation Resource Specialist, Historic Resource Evaluation Response for 4130 21st Street, September 13, 2006.

² Ibid.



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INTERNET WEB SITE
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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 4130 21st Street
Block/Lot: 2750/019
Case No.: 2006.0404E
Date of Review: September 13, 2006

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant

Name: Thomas J. Brady
Company: N/A
Address: 4130 21st Street
San Francisco, CA 94114
Phone: (415) 282.3795
Fax: (415) 282.0505
Email: tbradymd@pacbell.net

Owner

Name: Thomas J. Brady
Company: N/A
Address: 4130 21st Street
San Francisco, CA 94114
Phone: (415) 282.3795
Fax: (415) 282.0505
Email: tbradymd@pacbell.net

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to construct a one-story vertical addition and a rear horizontal addition, remodel the interior, and alter the front façade of a single-family dwelling. The addition would add approximately 930 gross square-feet to the dwelling and increase its height by six-feet.

Pre-Existing Historic Rating / Survey

Department records indicate the building was constructed in 1912. Permit and water records suggest the building was constructed in 1914. The building is not listed on any historic surveys and it has no historic rating.

Historic District / Neighborhood Context

The subject property is located in the Eureka Valley neighborhood on 21st Street between Diamond and Eureka Streets. The subject block is comprised of 2-3 story low-density residential structures of varying ages and architectural styles. The nearest historic district is the Liberty Hill Historic District which is several blocks east of the property.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Based upon the supplemental historic information prepared by Thomas Brady, dated March 16, 2006, and subsequent addendum submitted May 13, 2006 the building has had ten owners and

there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events.

The subject block does not appear to be eligible for listing on the California Register as a historic district because it does not have a high concentration of buildings in a coherent style or scale from a specific period of significance. In addition, many of the buildings on the block have been heavily altered.

Based on the age and style of the building it is a low-style Bungalow. The architectural features of the building do not appear to meet Criterion 3, a building that embodies the distinctive characteristics of a type, period, region, or method of construction.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building located at 4130 21st Street retains its traditional Bungalow form and its original architectural details, such as its divided lite wood windows, elevated front entry, and wood trim. The permit history suggests that the only alterations to the front of the building were the addition of the Terrazzo stairs and new stucco. Though the building retains integrity of design on its own it does not meet Criterion 3 of the California Register and it is not associated with a potential historic district.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

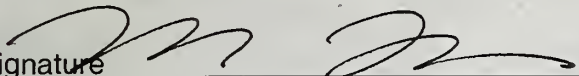
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is not within a historic district and the subject block does not appear to be eligible for inclusion in any existing historic district. The adjacent building to the east located at 4124 21st Street is listed on the Department's 1976 Survey but the proposal would not have an adverse impact on this resource.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 9-13-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Jeremy Battis, MEA Planner



Subject Property



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.1064E
Location: 121 Brighton Avenue
Block/Lot 6981/ 016
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 2,825 square-foot project site is located at 121 Brighton Avenue [Assessor's Block 6981, Lot 016] on a block bounded by Grafton, Plymouth, and Holloway Avenues in the Ingleside neighborhood. The project site is located in the RH-1 (House, One Family) Zoning District and within a 40-X Height and Bulk District. The existing residential building was constructed in 1908 and is a 2,463 square-foot, two-story building at approximately 25 feet in height. The proposed project would retain the existing building and construct a new third floor addition to the existing building, and replace the exterior façade of the building. The addition would add a total of approximately 1,202.5 square-feet to the existing 2,463 square-foot building, totaling approximately 3,665.5 square-feet. With the new addition, the building would be approximately 33 feet in height and would retain the existing two off-street parking spaces. The existing building is not included in any survey or inventory, and has been determined not to be a historical resource as defined by the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Jose Luis Pereda, Representative

Telephone: (415) 469-7236

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger

Telephone: (415) 558-5983

Date of Determination:

11/17/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Jose Luis Pereda, Project Contact
Elizabeth Watty, SW Quadrant
Supervisor Gerardo Sandoval
Bulletin Board

Historic Resource Dist. List

M.D.F.
Exemption / Exclusion File
Distribution List

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department Staff Preservation Technical Specialist determined that the building located on the project site is not a historical resource as defined by CEQA¹. The existing structure on the project site is a two-story, single-family residence and it does not appear from the information provided that any significant events or persons are associated with the property. Substantial alterations to the building have been made, which have resulted in a significant loss of historic integrity. As noted in the attached Historic Resource Evaluation Response (HRER), the building has been raised, a large garage was added, and windows were replaced. The main entrance has been reconfigured, the stairs have been enclosed, and a large security gate has been installed at the street level of the wood-clad stair enclosure. The subject building has not been included in any historic surveys. A search of the building's owners and the address itself did not result in any information that would lead staff to conclude that the property is eligible for the California Register under Criteria 1 or 2, "Events" or "Persons". Therefore, the subject building is not eligible for the California Register and is not considered a historic resource for the purposes of CEQA.

Because the existing building is not considered a historical resource under CEQA and is not located within a potential historic district, the proposed vertical addition and replacement of the exterior façade would not result in a significant effect on a historical resource.

The proposed project would involve the addition of approximately 1,202.5 square feet to the existing 2,463 square-foot structure. With the addition, the structure would be approximately 3,665.5 square feet in size and approximately 33 feet in height. State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The project site is located within a developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor would it result in significant impacts to historic architectural resources or archaeological resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

¹ Memorandum from Sophie Middlebrook, Preservation Technical Specialist, *Historic Resource Evaluation Response* for 121 Brighton Avenue, October 11, 2006.



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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 121 Brighton Avenue
Block: 6981 Lot: 016
Case No.: 2006.1064E
Date of Review: 10/11/2006

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name:
Company:
Address:

Phone:
Fax:
Email:

Owner

Name: Jose Luis Pereda
Company:
Address: 121 Brighton Avenue
San Francisco, CA 94112

Phone: (415) 469-7236
Fax: (415) 587-9067
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

The proposal is to add a vertical addition to the existing two-story single-family residence. The proposal includes reconfiguring and re-cladding the street-facing elevation. The proposed new structure will remain a single-family residence.

Pre-Existing Historic Rating / Survey

The County Assessor records indicate that the existing structure was constructed in 1908. The building is not currently listed on the California Register, nor is it included on the National Register. The building is not located within a previously designated historic district. There are no rated buildings on the block.

Historic District / Neighborhood Context

The subject property is located on the west side of Brighton Avenue, between Grafton and Holloway Avenues in the Ocean View district. The lot is within an RH-1 zoning district, and a 40-x height-bulk district. The west side of Brighton Avenue at this location is comprised largely of two-story single family dwellings.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property is a two-story, single-family Arts and Crafts style cottage clad in tightly lapped wood siding. Research into the building permit history for the project indicates that the building was raised in 1922 and a garage was added at street level. The two large, double hung wood windows on the street-facing elevation have been replaced with double hung vinyl windows with simulated divided lites. The front entry stairs have been reconfigured and enclosed, and a large metal security gate serves as the primary means of entry to the stairwell from the street.

The building does not appear to be individually eligible for the California Register, nor does it appear to be located within a potential historic district under Article 11 of the City Planning Code.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

Research into the building chronology of the subject property confirms that significant alterations to the building have been made which have resulted in a significant loss of integrity. As noted above, the building has been raised, a large garage was added, and windows were replaced. Most significantly, however, the main entrance has been reconfigured, the stairs have been enclosed, and a large security gate has been installed at the street level of the wood-clad stair enclosure. The building does not appear to be individually eligible for the California Register and is not considered a historic resource for the purposed of CEQA.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2)
		☐ Category B
		☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

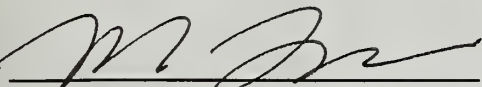
5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is located on a block that does not fall within an historic district. None of the buildings on the block are included on an adopted architectural survey, and the block does not appear to be eligible for inclusion in any existing historic district.

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 10-13-06

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Elizabeth Watty, Neighborhood Planner, Southwest Quadrant

PEREDA

RESIDENCE
121 BRIGHTON AVENUE

PROJECT SITE



1. PANORAMIC VIEW OF BRIGHTON AVENUE



2. NEIGHBORS ACROSS THE STREET



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0488E – 25 Lusk Street

Project Location: 25 Lusk Street; between 3rd and 4th Streets

Assessor's Block and Lot: Block 3787, Lot 022

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project, a change in use and building expansion, would result in 26 new single-room occupancy (SRO) units and approximately 3,500 square feet (sq-ft) of dedicated Light PDR (Production, Distribution & Repair) space. The project would convert 10,397 sq-ft of Business Services floor area (presently two-thirds vacant with remainder occupied by an architecture firm) within an existing two-story, 14,420-sq-ft building to 14 SRO residential units. A new third and fourth floor addition would contain 12 SRO units within 8,250 sq-ft of additional space. The two-story addition would add 19¼ feet to the existing 30½-foot-high building and would be set back 11 feet from Lusk Street. Approximately 3,485 sq-ft of floor area in the basement would be permanently dedicated to Light PDR use. Approximately 538 sq-ft of existing floor area would be removed from the second story to provide a new uncovered ground-floor courtyard open space. The existing building provides no off-street parking and none would be provided within the proposed project. The Planning Department has determined that the circa 1917 building is not a historic resource. The project site, on the northern side of Townsend Street, is located approximately mid-block between Lusk and Clyde Streets, and is an irregularly-shaped 6,159-sq-ft parcel within the city block (Assessor's Block 3787, Lot 022) bounded by Townsend Street to

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Michael Yarne, Esq., Martin Building Co., 415-348-4620, representing Jessie Properties, LLC

EXEMPT STATUS:

☒ Categorical Exemption, Classes 1 & 32 [CEQA State Guidelines, Sections 15301(e)(2) & 15332]

REMARKS: The existing building at 25 Lusk Street appears on unreinforced masonry building survey and holds a rating of "C" on the San Francisco Architectural Heritage survey, indicating that it is of contextual importance.

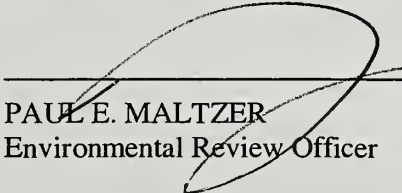
(Continued on reverse side)

Contact Person: Jeremy D. Battis

Telephone: 415-558-5968

December 15, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


PAUL E. MALTZER
Environmental Review Officer

cc: Michael Yarne, Project Sponsor
T. Tam & J. Battis, Planning Dept.
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Sue Hestor, Attorney at Law
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PROJECT DESCRIPTION (Continued):

the south, 4th Street to the west, Brannan Street to the north, and 3rd Street to the east. The project site, located in the South of Market neighborhood, is zoned SLI (Service/Light Industrial) and is within a 65-X Height and Bulk District. The project would require a conditional use authorization for the new SRO use and variances for parking, common usable open space dimensions, and rear yard requirements. The project would enter a Notice of Special Restrictions on the property, dedicating 3,500 sq-ft for PDR use in perpetuity.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined that the existing building does not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response memorandum).¹ In making the determination, Planning Department Preservation staff cited accompanying architectural survey forms which indicated that the structure was "never considered individually significant as a historical resource."² Also weighing on the decision was the finding that of seven integrity-rating criteria, the structure retains only its location; other criteria notably absent include such items as design, materials, and workmanship.³ Because the existing building is not a historic resource, its alteration would not result in a significant impact to a historic resource.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures not in excess of 10,000 sq-ft provided that the project is sited in an area not environmentally sensitive and containing all necessary public services and facilities. The proposed project would meet these criteria by adding approximately 8,250 sq-ft to an existing 14,420-sq-ft masonry building, in an area not environmentally sensitive and containing existing public services and facilities. The proposed addition, therefore, would be exempt from environmental review under Class 1.

CEQA Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The project site is within the SLI (Service/Light Industrial) zoning district, where the proposed SRO use is permitted as a conditional use. The project would require variances for parking, common usable open space dimensions, and rear yard requirements. If granted conditional use authorization and the three variances requested by the project sponsor, the project would be consistent with the general plan and with SLI zoning.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The site, on the northern side of Townsend Street approximately mid-block between the minor streets Lusk and Clyde, is within a developed area of San Francisco consisting of mid-size blocks, intensive urban development, and a mix of uses. Thus, the proposed development would be characterized as an in-fill development substantially surrounded by urban uses. The site size is 6,159 sq-ft, or 0.14 acres.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

¹ Memorandum from Winslow Hastie, Preservation Resource Specialist, to Nannie Turrell, Major Environmental Analysis. October 26, 2005. See attached.

² Ibid.

³ Ibid.

The project site is covered entirely by the existing building save for about 690 sq-ft of paved area that would be maintained as paved outdoor open space. The project site, upon completion, would not change, but would remain covered entirely by the existing building and paved area and is within an urban area. Thus, the site has no value as habitat for rare, threatened, or endangered species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Based on the trip generation rate for residential and office uses in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed residential (SRO) and Light PDR uses would create an estimated average daily 258 person-trips, including about 39 daily person-trips during the p.m. peak-hour. (Trip generation rates for office were used to approximate trip generation for the proposed Light PDR space to provide a conservative/higher estimate of potential trips.) These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 18 automobile person-trips, 12 transit trips, seven walking trips, and two trips by other means. Mode split data for both residential and office uses were obtained from the 2000 Census "Journey to Work" figures. Using a vehicle occupancy rate of 1.1 persons-per-vehicle (from the 2000 Census), the proposed residential (SRO) and Light PDR uses would generate approximately 16 vehicle-trips during the p.m. peak hour.

This incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a discernable increase in the ambient noise level in the project vicinity. The proposed residential and business services uses would not produce noise levels in excess of those commonly found and accepted in urban areas.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Inasmuch as the project would be undertaken in an area where all utilities and services are currently provided for, no need for any expansion of public utilities or public service facilities is anticipated, either individually or cumulatively.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on January 10, 2006 to addresses within a 300-foot radius of the project site and to potentially interested parties. One comment regarding the potential environmental effects of the project was submitted in response to the notification. The commenter voiced concern over the potential for noise from the proposed project's use to carry to adjacent buildings, potential increased shadow, potential increased traffic congestion, and a perceived additional demand for parking. One additional individual requested to be retained on the distribution list to receive further environmental review documents. Noise and traffic issues are addressed above under item (d); concerns related to parking and shadow are addressed below.

Parking

As noted above, the proposed project would provide no off-street parking. The San Francisco Planning Code requires one parking space for every increment of 20 SRO units. Thus the proposed project would be required to provide two off-street parking spaces. The project sponsor intends to seek a parking variance, subject to the approval of the Zoning Administrator, which would allow the project to proceed with no off-street parking provided.

According to *Transportation Impact Analysis Guidelines for Environmental Review (October 2002)*, the existing 14,420 sq-ft of Business Services (office) space generates a parking demand of 16 spaces. Applying the *Guidelines*, the new SRO (residential) use would generate an unmet parking demand for about 32 spaces, for an additional demand for 16 spaces. This incremental change in parking demand would be indiscernible to most drivers. Furthermore, the project sponsor has volunteered to provide a new car-sharing vehicle immediately adjacent to the project site for the use of residents of the SROs. The provision of this service, combined with the project's close proximity to transit and shopping suggest that the project would not substantially affect the neighborhood's existing parking occupancy conditions.

For policy purposes, the City of San Francisco does not consider parking conditions to be a part of the permanent physical environment. The availability of on-street parking is not static, but varies with events, seasons, and economic cycles. Hence, the supply of public parking cannot be a permanent physical condition, but rather social and temporary physical conditions that fluctuate as people adjust their travel behavior.

CEQA defines a parking deficit as a social effect, rather than as a significant or direct impact to the physical environment. According to CEQA, a project's social effects should be treated apart from the physical impacts. Inconvenience brought about by a parking deficiency, namely having to seek out scarce parking spaces, is therefore not an environmental impact. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social effect (CEQA State Guidelines Section 15131(a)). Secondary physical impacts might include traffic congestion, air quality impacts, safety impacts, and noise impacts. The transportation analysis prepared for this document recognizes potential secondary impacts and assumes that rational persons would first search for convenient parking at or near the project site and, if unsuccessful, would then seek distant parking opportunities.

Shadow

The proposed structure would be 50 feet in height, an increase of 19¼ feet above the existing building height. The proposed project would add new shade to portions of the subject site as well as to surrounding properties. Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the Planning Commission finds the impact to be insignificant. To determine whether this project would be in conformance with Section 295, a shadow fan analysis was prepared by the Planning Department. This analysis determined that the project shadow would not shade public areas subject to Section 295.⁴ Because of the proposed building height and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be

⁴ A copy of the shadow fan analysis is available for review at the Planning Department, 1660 Mission Street, as part of Case File No. 2005.0488E.

limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas.

Land Use & Housing

Because the project site is located within the Eastern Neighborhoods (EN) Community Plan area in a zoning district (SLI) that permits a range of light industrial and PDR uses, the Department studied the project's potential to contribute to cumulative land use impacts. One objective of the EN Community Plan and Environmental Impact Report (EIR) will be to determine those future levels of industrial-zoned lands appropriate for the needs of the City. Related objectives will include identifying the optimal locations for industrial zones, and identifying the accompanying policy tools that may be necessary to retain industrial lands, including potential rezoning of some districts within the EN Area.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, the Board of Supervisors determined that, in the absence of a comprehensive cumulative land use impacts study, additional analysis would be required for individual projects in the EN Area to address the following: 1) the potential for a proposed project to contribute to a cumulative loss of PDR jobs and businesses; 2) the potential for a proposed project to cause conflicts between industrial and other uses; and 3) the potential for a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's General Plan. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these criteria would be used to analyze individual projects in the EN Area on a case-by-case basis. The memo concluded that an EIR would not be required to examine a project's cumulative land use impacts for projects within the EN Area that would not (1) displace existing PDR uses; (2) reduce or eliminate future PDR land supply or building space; (3) create or contribute to land use conflicts; and (4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's General Plan. Each of these criteria are addressed below:

- 1) The existing building has not been occupied by a PDR use for at least eight years.⁵ Accordingly, the proposed project would not displace existing PDR uses.
- 2) The project would permanently dedicate 3,485 sq-ft of floor area (approximately 25 percent of the existing building area) for future Light PDR use.⁶ Because the project sponsor would record a Notice of Special Restrictions (NSR) to protect this space for Light PDR use, the project would result in a permanent net increase in future PDR building space relative to existing conditions.
- 3) The project site is surrounded by a variety of mixed-uses, which are compatible to the proposed SRO and Light PDR use. Immediately west of the project site on the same block is a single unit, 3-story live/work building (5 Lusk). Immediately east of the project site on the same block is a single-story plus mezzanine wood-frame warehouse (45-47 Lusk Street) that houses a floral designer and an art gallery. Immediately across the street is a two-story parking structure that services the seven-story business offices of Swinerton located at the corner of Lusk and Townsend. Immediately behind the project site is a vacant lot and a three-story residential rental building (18-28 Clyde). The uses in the immediate vicinity include live/work, high-rise residential, office and one nightclub (330 Ritch). None of these uses generate nuisances that would conflict with the proposed project. Accordingly, the proposed project would not create or contribute to land use conflicts.
- 4) The project would add 26 new for-sale SRO units to the City's housing stock in a location near transit and neighborhood services. Three of the 26 units would be designated as Below Market Rate (BMR) units pursuant to the City's Inclusionary Affordable Housing Program and reserved for "moderate income" households earning 100 percent of Area Median Income

⁵ Based on a review of the project site's permit history and information provided by the project sponsor, the Department determined that the building has been permitted for Business Services use since October 1998 and used by a series of tenants that do not fall into any of the job categories identified as Light, Medium, or Core PDR by the Planning Department.

⁶ For purposes of this analysis, PDR is defined as those uses described within San Francisco Planning Commission Motion No. 16727.

(AMI), and thus would directly contribute to satisfying the Moderate Income production goals set forth in the City's Housing Element. For illustrative purposes, the Mayor's Office of Housing (MOH) 2006 suggested purchase price for an "affordable" studio would be \$197,226.⁷ According to the project sponsor, the remaining 23 market-rate SRO units, due to their small size and lack of parking, would be priced at the lower end of the market, with most prices ranging between \$300,000 and \$400,000. For comparison, the MOH maximum purchase price limit for "moderate income" households (those earning up to 120 percent of AMI) for studio units was \$248,228 and for one-bedroom units was \$292,030. (This price assumes that a household pays no more than 30 percent of its income towards housing costs.) Accordingly, the project would contribute to both the City's supply of BMR moderate income housing but would also provide a relatively affordable market-rate option for above-moderate income households that are not eligible for BMR units, but might not otherwise be able to afford a median priced one-bedroom unit.

Therefore, the project would not contribute to a cumulative adverse effect resulting in the loss of PDR jobs, uses, or lands, and would not adversely impact the City's ability to meet its housing needs.

Finally, CEQA State Guidelines Section 15300.2(b) states that a categorical exemption shall be inapplicable "when the cumulative impact of successive projects of the same type in the same place, over time is significant." As discussed above, the proposed project satisfies the Planning Department's criteria regarding cumulative land use impacts in the EN Area. Thus, the project also satisfies the cumulative impact standard set forth in the Guidelines.

Conclusion

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, air quality, water quality, biological resources, and utilities/public services. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all the above reasons, the proposed project is appropriately exempt from environmental review under Class 1 and Class 32.

⁷ The actual price for each studio will depend on the AMI when it is sold and the cost of HOA dues.



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 25 Lusk Street
Block: 3787, Lot: 022
Case No.: 2005.0488E
Date of Review: 10-26-05

Planning Department Reviewer:

Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant

Name: Michael Yarne
Company: Martin Building Co.
Address: 54 Mint St., 5th Floor
Phone: 348-4620
Fax:
Email: Michael@martinbuilding.com

Owner

Name:
Company: Jessie Properties LLC
Address: 54 Mint St., 5th Floor
Phone: 442-4800
Fax:
Email:

PROPOSED PROJECT

- ☐ Demolition
☒ Alteration

Project description:

To construct a one-story vertical addition to existing office building, and to convert building into approximately 23 SRO dwelling units with approx. 2,275 square feet of commercial space.

Pre-Existing Historic Rating / Survey

"NS" rating in the SOMA Area Plan,
"C" rating from Heritage Survey,
UMB Survey

Historic District / Neighborhood Context

The building is located in a small alley South of Market, surrounded by a mix of light industrial, office, retail and residential uses. The building stock is very mixed.

NOTE: If the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject building has been previously surveyed by San Francisco Architectural Heritage and as part of the Unreinforced Masonry Building (UMB) Survey. Both surveys gave the building a "C" rating, indicating that it is of contextual importance. As part of the South of Market Area Plan, however, the building was given a rating of "NS", or, Not Significant. This area of SOMA has been altered considerably over time, through demolitions and new construction, and any potential historic district in this area would no longer retain sufficient integrity. It is clear from the survey forms that this building was never considered individually significant as an historical resource.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: This simple meatpacking industrial building has been substantially altered over time, most significantly in 1966 and in 1989, when the building's uses changed. The primary, west elevation has new windows, new large window openings, and a new storefront entry system. The building lacks sufficient integrity to be considered an historical resource. See consultant's report for a more detailed analysis of the permit history of the building.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)	☐ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C
---	--	--

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

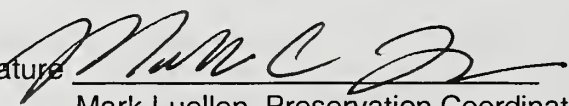
- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature 
Mark Luellen, Preservation Coordinator

Date: 10-26-05

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File

Mark
Luellen/CTYPLN/SFGOV
01/04/2006 10:34 AM

To Jeremy Battis/CTYPLN/SFGOV@SFGOV
cc
bcc
Subject Re: 25 Lusk St 

Jeremy,

It appears based on Winslow's memo that a two story addition to 25 Lusk Street would not have an impact on the subject property nor any adjacent historic structures. The memo clearly states that the building itself is not individually significant nor is it located within any potential historic district .

Thanks

Mark Luellen, Preservation Coordinator
San Francisco Planning Department
415-558-6478 ph.
415-558-6409 fax

Jeremy Battis/CTYPLN/SFGOV

Jeremy
Battis/CTYPLN/SFGOV
01/03/2006 04:25 PM

To Mark Luellen/CTYPLN/SFGOV@SFGOV
cc
Subject 25 Lusk St 

I just faxed it over. MEA wasn't provided photos. I've requested these and will forward to you upon receipt.
Thanks



Existing façade, looking north along Lusk.



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0944E – demolition of the commercial building and an addition of residential units to the existing 2-unit residential building
Location: 1489 Valencia Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is located at 1489 Valencia Street (Assessor's Block 6530, Lot 028) between 25th and 26th Streets in the Mission neighborhood. Two buildings occupy the approximately 4,700-square-foot project site: an approximately 36-foot tall, two-unit residential building at 1489-91 Valencia Street and an approximately 18-foot tall commercial building at 1495 Valencia Street.¹ Both buildings are currently vacant. Based on water records, it is estimated that the residential building

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Alan McCarthy, Project Sponsor, 415-725-0372 and Tony Kim, Project Sponsor Representative, 415-246-8855

EXEMPT STATUS:

☒ Categorical Exemption [State CEQA Guidelines, Section 15332 (In-Fill Development Projects)]

Contact Person: Viktoriya Wise

Telephone: 415-558-5955

Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

December 20, 2006

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.

DEC 26 2006

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PUBLIC LIBRARY

cc:

Alan McCarthy, Project Sponsor
Toby Morris, Project Architect
Mathew Snyder, SE Quadrant, Planning Department
Tony Kim, Project Sponsor Representative
Historic Preservation Distribution List
Distribution List
Planning Commission

Tom Ammiano, District 9, Board of Supervisors
Bevan Dufty, District 8, Board of Supervisors
Chris Daly, District 6, Board of Supervisors
V. Byrd/Bulletin Board and Master Decision File
Exemption/Exclusion File
Sue Hestor

¹ Photographs of the existing buildings are included in this document as Attachment A.

Description of Nature and Purpose of Project, continued from previous page:
was constructed in 1885.² The building is a Victorian Italianate design.

The proposed project would result in the demolition of the commercial building and an addition to the existing 2-unit residential building.³ Some portions of the residential building would also be demolished. Specifically, the first-floor south and east walls would be demolished, approximately 672 square feet of living space at the rear of the building would be demolished, some of the interior partitions on the second and third floors would be removed, and the existing crawl space as well as front stairs and handrails would be removed. The proposed addition would consist of two new floors as well as horizontal extensions to the rear and side (in place of the existing commercial structure). The proposed project would retain the existing two units and expand each one of them to the south in the horizontal addition to the side. The proposed project would result in the addition of six new residential units for a total of eight residential units. The proposed project would be a five-story, 50-foot-tall mixed-use building totaling approximately 15,000 square feet. The proposed project would include five 2-bedroom unit, three 3-bedroom units, eight off-street parking spaces and approximately 1,000 square feet of commercial space. Table 1 presents the proposed development program by use.

The ground floor of the proposed building would include commercial space, a parking garage and a residential lobby. The ground floor would have 100 percent lot coverage. The second floor would include unit 1 and the bottom floors of units 3 and 4, several private decks associated with those units, and the rear yard. The third floor would include unit 2 and the top floors of units 3 and 4. The fourth and fifth floors would include units 5 through 8. The proposed building would have two private roof top decks associated with units 7 and 8. The proposed building would be 50 feet tall, with several setbacks from Valencia Street. The building would step back twice above the original residential structure: by about 8 feet at the fourth floor and by 17 feet at the fifth floor. The portion of the new building adjacent to the original residential building would step back once at the fifth floor by a distance of 15 feet from the front property line (see Figure 1 on page 3). Access to the ground-floor commercial space and the residential units would be from Valencia Street. Access to the parking garage would be from Orange Alley, which runs parallel to Valencia Street.

TABLE 1 – DEVELOPMENT PROGRAM	
Use	Area (square feet)
Parking	2,825
Commercial	1,000
Residential	9,669
Common Areas ¹	1,468
Total	14,962
Height (feet)	50
Stories	5
Dwelling Units	8
Parking Spaces	8

Source: Santos and Urrutia Structural Engineers Inc., 1489 Valencia Street Site Plan, December 6, 2006.

1. Common Areas include but are not limited to: stairs, corridors, lobbies, etc.

² Jonathan Pearlman, Elevation Architects, *Historical Resource Evaluation Report for 1489-91 Valencia Street*, San Francisco, California, February 17, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0944E.

³ The original application for the project proposed to demolish the residential building and the commercial building. However, the Planning Department determined that the residential building was a historic resource and therefore, its demolition would result in a significant and unavoidable impact. Subsequently, the project sponsor redesigned the proposed project such that portions of the residential building would be preserved.

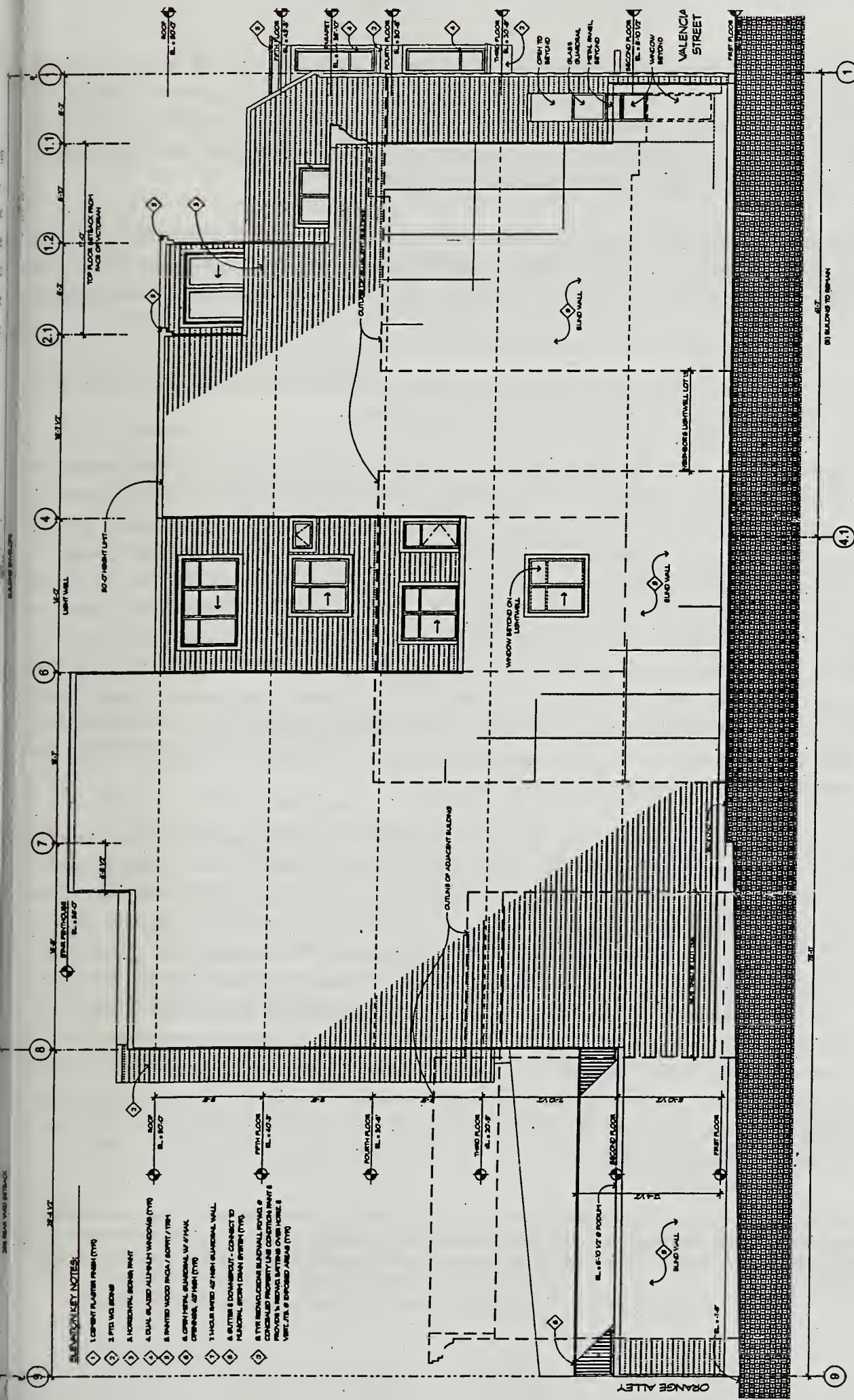


FIGURE 1
NORTH ELEVATION

Source: Santos and Urrutia Structural Engineers Inc., 1489 Valencia Street Site Plan, December 6, 2006.

The project site is located in the Mission neighborhood on the east side of Valencia Street, in the block bounded by Valencia, 25th, Bartlett and 26th Streets. Orange Alley bisects the block and runs parallel to Valencia and Bartlett Streets. The project site is in the Valencia NCD (Neighborhood Commercial District) zoning district and is within a 50-X height and bulk district. The proposed project is code compliant and would not require a variance or a Conditional Use Authorization from the Planning Commission.

Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project's effects in relationship to these conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project would be consistent with the *General Plan* and with the zoning designations for the site. The project site is located in the Valencia NCD zoning district where the proposed residential use is principally permitted. In the Valencia NCD non-residential uses of up to 2,999 square feet are principally permitted and non-residential uses greater than 3,000 square feet are permitted through a Conditional Use Authorization from the Planning Commission (*Planning Code* Section 726.21). Since the proposed project would result in the construction of about 1,000 square feet of commercial space, it would not require a Conditional Use Authorization for the commercial use. The Valencia NCD allows residential density of one dwelling unit per 600 square feet of lot area. The approximately 4,700-square-foot project site would thus allow a maximum of 8 dwelling units. The proposed project would result in a total of 8 dwelling units. Therefore, the maximum allowable density would not be exceeded. The project site is located in the 50-X height and bulk district. At a maximum height of 50 feet, the proposed project would be within the allowable height limit.⁴

Pursuant to *Planning Code* Section 151, the proposed project would be required to provide one off-street parking space per dwelling unit. The proposed project would provide 8 off-street parking spaces and thus would meet the parking requirement. Commercial uses of less than 5,000 square feet in the Valencia NCD do not require the provision of off-street parking spaces, therefore the proposed project would not include any off-street parking for the approximately 1,000-square-foot ground-floor commercial use. *Planning Code* Section 134 requires that, in Valencia NCD, rear yards be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit. Additionally, the minimum dimensions of the rear yard depth are required to be equal to 25 percent of the total depth of the lot but in no case less than 15 feet. The proposed project would include an approximately 1,160-square-foot rear yard that would be about 29 feet deep (or 25 percent of the lot depth) starting at the second story of the building. Therefore, the proposed project would meet the minimum rear yard requirements.

⁴ The stair penthouse would reach an elevation of 58 feet. Section 260(b)(1) of the *Planning Code* exempts from the height limit elevator, stair and mechanical penthouses, limited to the top 10 feet of such features where the height limit is 65 feet or less. The proposed stair penthouse would not extend 10 feet beyond the permitted height limit of 50 feet.

The project site is located in the San Francisco Eastern Neighborhoods. On February 12, 2004, the Planning Commission passed Resolution No. 16727, which established interim policies and procedures for development proposals in sections of SOMA, Mission and Showplace Square, which are areas within the Eastern Neighborhoods. The project site is in the Mission area and under the interim policies is designated for Housing/Mixed Use where the maximum housing density permitted under the current zoning is encouraged in new residential projects; design guidelines are established for mixed residential/retail projects; Production, Distribution and Repair (PDR) uses in light and medium categories are permitted; heights are limited to 40 feet on streets less than 40 feet in width; and parking should not exceed one parking space per residential unit. The proposed project does not conflict with these established interim policies.

Furthermore, on October 6, 2005, the Planning Department published the *Eastern Neighborhoods Proposed Permanent Zoning Controls: An Overview*, which outlined a proposal for permanent zoning controls that would provide adequate space to meet PDR demand.⁵ Under the proposed permanent zoning controls, the project site would be within a Neighborhood Commercial Transit (NC-T) zoning district under Options A, B and C. The NC-T zoning district would aim to "maximize residential uses on major transit streets." Ground floor commercial activity would be required and would be met by the proposed project. The existing height and bulk district of 50-X would either remain or be increased to 55 feet. At the proposed height of 50 feet, the proposed project would be consistent with the future proposed height limit for the project site.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 4,700 square feet, or 0.1 acres. The site is located on the east side of Valencia Street in a developed, mixed-use area of San Francisco. Immediately north of the project site is a three-story building with commercial space on the ground floor and residential use on the second and third floors. To the south, the project site is adjacent to a two story residential above ground-floor commercial building. The predominant scale of buildings on Valencia Street is two to three stories with some buildings being larger and sometimes reaching four to five stories. Given that the project site does not exceed five acres and is substantially surrounded by urban uses, the proposed project would be characterized as infill development.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is currently developed with a residential building and a commercial building, and is surrounded by streets and buildings on all sides. The project site is within a fully developed area of the City and does not provide habitat for any rare or endangered plant or animal species.

⁵ San Francisco Planning Department, *Eastern Neighborhoods Proposed Permanent Zoning Controls: An Overview*, October 6, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor and on line at: <http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/Staff%20Report.pdf>

The San Francisco Board of Supervisors recently adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees.⁶ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco.

A landmark tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A significant tree is a tree: a) either on private property or DPW property, b) within 10 feet of a public right-of-way, and c) that has a diameter at breast height greater than 12 inches, a height greater than 20 feet, or a canopy greater than 15 feet. A street tree is a tree within the public right-of-way or on DPW's property. Removal of a landmark, significant, or a street tree requires a permit from DPW. Also, all such trees are subject to certain maintenance and protection standards. The San Francisco Planning Department, the Department of Building and Inspection, and DPW have established guidelines to ensure that the provisions concerning protected trees are implemented. As part of these guidelines, the Planning Department requires that a "Tree Disclosure Statement" accompany all permit applications that could potentially impact a protected tree whether the tree is on the subject site or adjacent sites.

Adjacent to the project site there is a tree growing along Valencia Street within 10 feet of a public right-of-way (see photographs of the project site included in Attachment A). The tree is greater than 20 feet in height and therefore, meets the qualifying criteria for a significant tree. This tree is a Red-Flowering Gum (*Eucalyptus ficifolia*) that is approximately 10 to 15 years old.⁷ A native of Australia, Red-Flowering Gum grows best on the western coast of the United States. The project sponsor is proposing to retain the existing tree. The Planning Department maintains a handout that provides tree protection instructions, which apply to all trees that are proposed to be retained.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 230 daily person-trips. About 27 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 27 PM peak-hour person-trips, 15 would be vehicle person-trips, eight would be transit trips, four would be walking trips and one trip would be through some other mode of transportation. Based on the mode split and average automobile occupancy of 1.24 persons per vehicle for the project area, there would be 80 daily vehicular trips of which 10 would be during the PM peak-

⁶ Board of Supervisors, Ordinance No. 17-06, amending Public Works Code Section 801 et seq.
⁷ Tony Kim, Town Consulting, electronic communication with Viktoriya Wise, Planning Department staff, December 15, 2006.

hour for the proposed project. Traffic increases associated with the proposed project would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in a significant adverse traffic impact.

As described above, the proposed project would be required to provide a minimum of eight off-street parking spaces and the proposed project would provide the required amount of off-street parking spaces. Based on the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 18 spaces. While the proposed eight off-street parking spaces would be ten less than the anticipated parking demand, the unmet parking demand is considered to be a less-than-significant effect on parking conditions in the project area, regardless of the availability of on-street parking under existing conditions.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well served by public transit, which provides an alternative to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts, which may result from a shortfall in parking in the vicinity of the proposed project, would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality and noise analyses, reasonably addresses potential secondary effects.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of

traffic volumes, and thus would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed residential units and commercial space would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. The proposed project would not be expected to result in a significant construction noise impact because the project is relatively small, and because construction noise is regulated and is temporary and intermittent.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact due to construction.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for. There would be no need for any expansion of public utilities or public service facilities as a result of the proposed project.

Land Use

Land use impacts are considered to be significant if the proposed project would physically divide an established community. The proposed project would be incorporated within the established street plan and would not create an impediment to the passage of persons or vehicles. Accordingly, the proposed project would not disrupt or divide the physical arrangement of the neighborhood.

Land use impacts are also considered to be significant if the proposed project would have a substantial impact upon the existing character of the vicinity or conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would result in the similar land

uses as existed at the project site prior to the residential units and commercial space being vacated. Furthermore, the proposed land uses are permitted within the Valencia NCD and would be compatible with similar existing uses on adjacent and surrounding properties. Valencia Street does not have a single dominant land use but instead exhibits a mixture of land uses, including residential, commercial, institutional and public. Buildings on Valencia Street are generally two to three stories high with some buildings being larger and sometimes reaching four to five stories. The residential uses in the area range from single-family homes to multi-story apartment buildings. The proposed project would be taller than the adjacent buildings to the north and south; however, given that the height of the proposed building would be within the permissible height limit and the fourth and fifth stories would be successively set back from the front property line, the proposed building would not be out of character with the surrounding development. Overall, while the proposed building would be larger than most of the surrounding structures, the nature and intensity of the proposed project is consistent with the existing character of development in the area, which is mixed and includes multi-family residential as well as commercial uses. The proposed project would therefore, not have a substantial impact upon the existing character of the vicinity. Accordingly, it would result in a less-than-significant land use impact.

The project site is located in the Eastern Neighborhoods Community Planning area. As part of the Eastern Neighborhood Community Plan and Eastern Neighborhoods Environmental Impact Report (EIR), the City is studying its industrially zoned areas, in order to determine, in part, how much existing industrially-zoned land should be retained, in what locations, and the appropriate zoning changes to achieve this goal.

In its February 2006 appeal decision regarding a proposed project at 2660 Harrison Street, a proposed residential project in a C-M (Heavy Commercial) zoning district, the Board of Supervisors found that, in the absence of the pending analysis of cumulative land use impacts in the forthcoming Eastern Neighborhoods area EIR, additional analysis would be required for individual projects to address the following: 1) the potential of a proposed project to contribute to a cumulative loss of industrially-zoned land, PDR jobs and businesses; 2) the potential of the proposed project to cause conflicts between industrial and other uses; and 3) the potential of a proposed project to adversely affect the City's ability to meet its housing needs as expressed in the City's *General Plan*. In a March 31, 2006 memorandum to the Planning Commission, the Environmental Review Officer indicated that these three criteria would be used to analyze individual projects in the Eastern Neighborhoods planning area on a case-by-case basis to determine if an EIR would be required to examine a project's cumulative land use impacts. The Memorandum to the Planning Commission concludes that proposed projects within the Eastern Neighborhoods planning area that clearly would not: 1) displace existing PDR uses; 2) reduce or eliminate future PDR land supply or building space; 3) create or contribute to land use conflicts; or 4) contribute to a cumulative adverse effect on the City's ability to meet its housing needs as expressed in the City's *General Plan*, would not be required to prepare EIRs.

The proposed project is located in the Valencia NCD zoning district (a district that does not permit most industrial and PDR land uses and promotes mixed commercial/residential development); would not displace any existing PDR use or contribute to future loss of industrially-zoned land or PDR jobs or businesses; and would be consistent with existing development in this mixed-use commercial/residential neighborhood. Furthermore, the proposed project would not contribute to a cumulative adverse effect on the City's ability to meet its housing needs because it would add six new units to the City's housing stock. Therefore, the proposed project would not

have a significant land use impact in relation to existing code nor pending Eastern Neighborhoods Community Plan requirements.

On August 1, 2006, the Board of Supervisors adopted several amendments to *Planning Code* Section 315, including increasing the percentage of required inclusionary housing units to 15 percent on-site or 20 percent off-site, and lowering the threshold that triggers implementation of Section 315 from 10 new dwelling units to 5 new dwelling units. However, pursuant to *Planning Code* Section 315.3(b)(2), the new requirements are not applicable to projects for which an environmental evaluation application was filed prior to July 18, 2006, and which do not require zoning map amendments or *Planning Code* text amendments that would result in a net increase in the number of permissible residential units. The proposed project filed an environmental evaluation application on September 27, 2004, and would not require zoning map or *Planning Code* text amendments. Accordingly the new requirements of *Planning Code* Section 315 would not apply to the proposed project. While the proposed project would not provide affordable housing units, it would add six new units to the City's housing stock and as such, contribute to the City's broader need for additional housing.

Shadow

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height (unless the Planning Commission finds the impact to be insignificant). The new building would be 50 feet in height. Therefore, a shadow fan was prepared by the Planning Department to determine the shadow impact of the proposed project on properties protected by Section 295.⁸ The analysis concluded that the proposed project would not cast shadow on any public areas protected by Section 295. Therefore, the proposed project would not result in a significant shadow impact.

The proposed project would add new shade to portions of the project site as well as to surrounding properties. However, because of the height of the proposed building and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. While the San Francisco Planning Department, as a lead agency, has chosen to incorporate the issue of the sun shading effects of proposed projects on public open spaces under the jurisdiction of or to be acquired by the Recreation and Park Commission, due to the dense urban fabric of the City, the loss of sunlight on private residences or property is rarely considered to be a significant impact on the environment under CEQA. Although residents may regard the increase in shadow during any time of the year an inconvenience, the limited amount of increase in shading would not be considered a significant or adverse impact under CEQA.

Archaeological Resources

No prehistoric sites are known this far south and interior. Prehistoric sites are known and/or expected further north of the project site, near Mission Dolores. There are also many prehistoric sites west of the project site, in

⁸ Mat Snyder San Francisco Planning Department, *1489 Valencia Street Shadow Analysis*, Case No. 2004.0944K, September 8, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0944E.

the Bayview neighborhood. Bernal's adobe or remains of it still existed until the beginning of the 1860s a block to the south of the project site but no adobe structures or related Hispanic period structures are reported for the project site. If there is a filled in privy, well or trash pit located on the site that can be associated with a distinct household, has good integrity, and has a significant range of data, it may be eligible for listing on the California Register of Historic Resources under Criterion 4. However, the proposed project would require minimal soil disturbance for construction of a mat slab foundation and thus, is expected to be too shallow to adversely affect the integrity of any CEQA-archaeological resources that may be present.⁹ Accordingly, the proposed project would not result in a significant archaeological resources impact.

Historic Resources

In August of 2005, a Planning Department Preservation Technical Specialist evaluated the existing residential building to determine whether it is a historic resource. A Planning Department Historic Resource Evaluation Response Memorandum dated August 11, 2005, stated that additional investigation was necessary to further consider the residential building's architectural and historic merits and determine whether it is a historic resource.¹⁰ Subsequently, additional information was provided to the Planning Department about the residential building. In June of 2006, a Planning Department Preservation Technical Specialist evaluated the existing residential building based upon the additional information and determined that it is a historic resource and may contribute to a potential historic district.¹¹ Specifically, the residential building, except for the front stairs, appears to have retained its architectural integrity. Furthermore, the building contributes to a larger historic context of earlier residential and mixed-use structures. The subject block face features a particularly well intact collection of Italianate and Stick style Victorians along with other styles from the early 20th Century. There is also a very well-preserved historic firehouse across the street. Like those existing structures mentioned in Here Today, the residential building is well intact and provides an important component to the historic fabric of the subject block.¹²

Subsequent to the determination that the residential building is a historic resource, the project sponsor revised the project. The original project would have resulted in the demolition of the residential and commercial buildings. The proposed project, as revised, would preserve the majority of the residential building (see Project Description on page 2 for a complete description of which portions of the building would be demolished and which would be preserved).

A Planning Department Historic Resource Evaluation Response Memorandum dated June 16, 2006 found that the proposed project, as revised, meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Secretary of the Interior's Standards*). Specifically, the Historic Resource Evaluation Response Memorandum

⁹ Randall Dean, San Francisco Planning Department, *Archaeological Sensitivity Memorandum for 1489 Valencia Street*, September 27, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0944E

¹⁰ A copy of the August 11, 2005 Historic Resource Evaluation Response Memorandum is included in this document as Attachment B.

¹¹ Mat Snyder, San Francisco Planning Department, *1489-1491 Valencia Street Historic Resources Evaluation Response Memorandum*, June 16, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0944E. A copy of this memorandum is included in this document as Attachment B.

¹² Ibid.

states that the proposed project preserves a majority of the existing residential building and integrates it into a larger residential development. It further found that the existing residential building is sufficiently retained, the proposed vertical additions are appropriately setback, and the related new construction is appropriately modulated and proportioned. Because the proposed project has been found to meet the *Secretary of the Interior's Standards*, it would not cause a substantial adverse change on the historic resource under CEQA. Furthermore, the proposed project would not have an adverse effect on off-site historical resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 28, 2005 to the owners and occupants of properties adjacent to the project site and interested parties. Nine members of the public submitted comments to the Planning Department in response to the notification. Members of the public expressed concern about the loss of affordable dwelling units, the height of the proposed building, the demolition of an existing building, the blockage of private views and light, the increase in pedestrian and automobile traffic near the project site and associated air quality impacts, and parking impacts. These environmental impacts of the proposed project are discussed in the appropriate sections above.

It is important to note that since the Neighborhood Notification was mailed, the project was revised. The project described in the Neighborhood Notification would have resulted in the demolition of the existing residential building and commercial building and construction of a five story mixed-use building with 8 dwelling units and 1,400 square feet of commercial space.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed under the Historic Resources section on page 11, Planning Department staff has determined that the existing residential building is a historic resource and that the proposed project, as revised, meets the *Secretary of the Interior's Standards*. Because the proposed project has been found to meet the *Secretary of the Interior's Standards*, it will not cause a substantial adverse change on the historic resource under CEQA. Overall, the proposed project would not result in any significant environmental effects and is, therefore, appropriately exempt from CEQA under Section 15332.

ATTACHMENT A
PHOTOGRAPHS OF THE EXISTING BUILDINGS

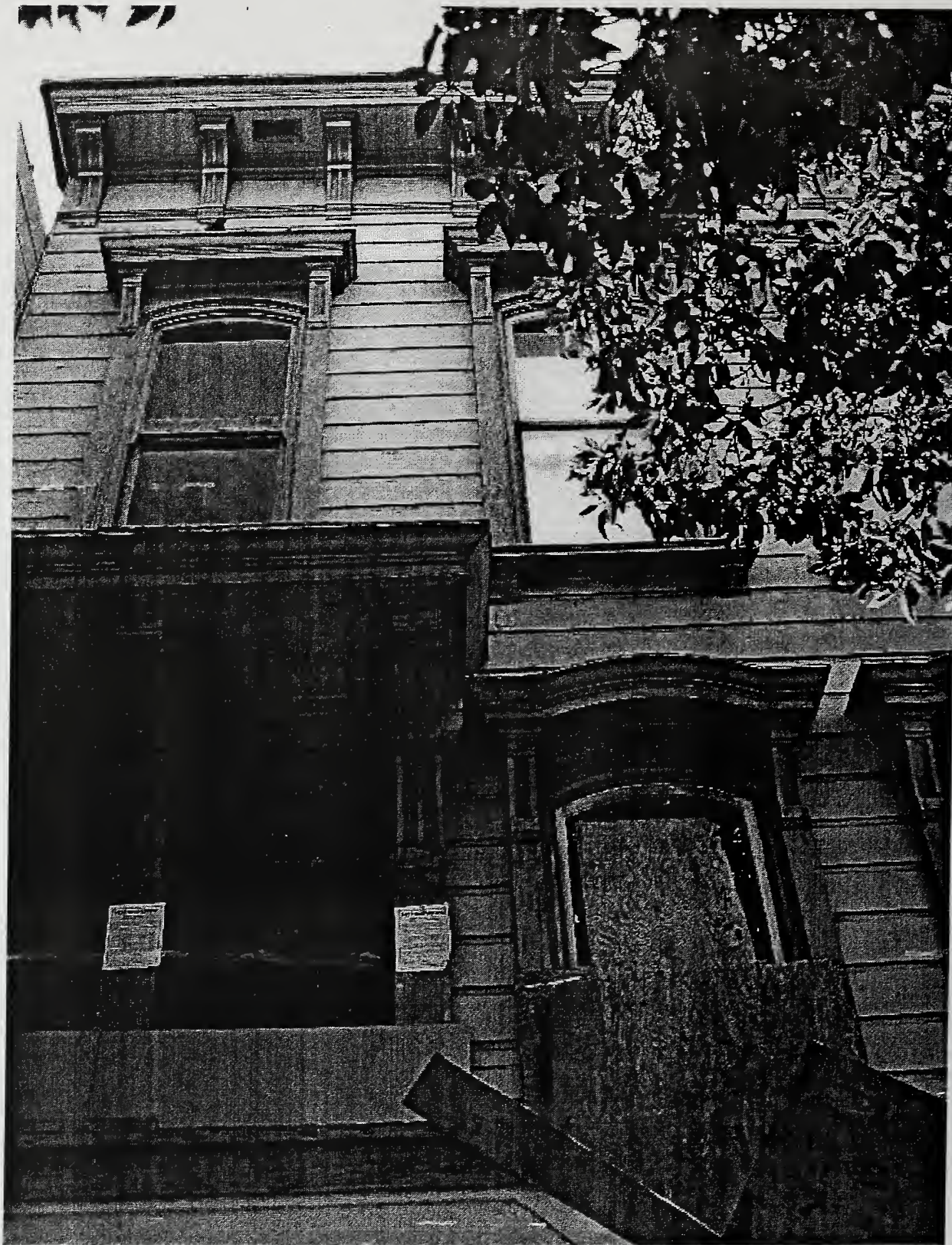


Residential Building

Commercial Building



1489 VALENCIA STREET



1489 VALENCIA STREET
PARTIAL FAÇADE VIEW (MARCH 2006)

ATTACHMENT B
HISTORIC RESOURCE EVALUATION RESPONSE MEMORANDUM
AUGUST 11, 2005

HISTORIC RESOURCE EVALUATION RESPONSE MEMORANDUM
JUNE 16, 2006



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PLANNING DEPARTMENT

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City & County of S.F.
Dept. of City Planning
INTERNET WEB SITE
SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

AUG 15 2005

Project Address:

Block: 028 Lot: 6530
Case No.: 2004.0944E
Date of Review: August 11, 2005

Planning Department Reviewer:

Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org
OFFICE OF
ENVIRONMENTAL REVIEW

Preparer / Consultant

Name: Jonathan Pearlman
Company: Elevation Architects
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Fax: 415-537-1126
Email:

Owner

Name: Alan McCarthy
Company:
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Phone: 642-7722
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the subject house, along with the commercial structure immediately south, and construct a new 50-foot tall structure that would consist of five dwelling.

Pre-Existing Historic Rating / Survey

The project is not included in any surveys and has not yet been rated.

Historic District / Neighborhood Context

While the project is not within a historic district, it is in a context that is characterized by many similar older buildings.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☐ No ☒ Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context

- ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The preparer of the submitted information suggests that the building is not a resource under Criteria 3, "architecture", because (1) it is an "ordinary two-family residence of its time"; (2) its architect / designer is unknown; and (3) has not been previously rated or included in any surveys. The preparer points out that this building was excluded from "Here Today", while five other buildings on the subject block were included.

Preservation staff disagrees that the building's exclusion in a past survey disqualifies it as being a resource. Similarly, staff does not believe a building that is less ornate or refined than similar buildings should be dismissed as a possible resources, especially when it may be contributing to a larger neighborhood or district context.

Preservation staff believes that an Historic Resource Evaluation Report should be prepared by a Architectural Historian to further consider the building's architectural and historic merits.

The building needs to be evaluated on its own merits; the buildings qualifications should not judged merely by its inclusion or exclusion in past surveys or ratings. The report should provide a more thorough discussion of

the criteria used in evaluating the architectural merits of a building of this age, and how this building fares under those discussed criteria. The preparer of the HRER is encouraged to use discussion in both "Here Today" and in the designation report for the Liberty Hill Historic District in describing what characteristics that are looked for in "good" examples of Victorian / Italianate architecture.

Finally, the preparer of the HRER should also consider the surrounding context and whether or not the subject building plays a role in contributing to a larger context that could, in itself, be considered historic.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location, ☒ Retains ☐ Lacks
design, ☒ Retains ☐ Lacks
materials, ☒ Retains ☐ Lacks
workmanship ☒ Retains ☐ Lacks

setting, ☒ Retains ☐ Lacks
feeling, ☒ Retains ☐ Lacks
association. ☒ Retains ☐ Lacks

The photographs show a building that, except for the front stairs, appears to have retained its architectural integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

More information is needed (see above).

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

If the subject building is considered a historic resource, its demolition would not meet the Secretary of Interior's Standards.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

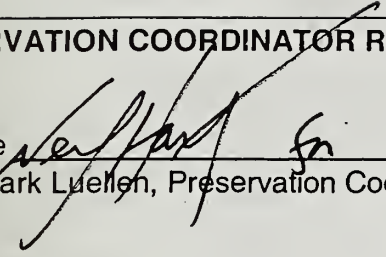
See above.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☐ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

11/12/2005



PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktorya Mass
Project Address: 1489-1491 Valencia
Block: 028 **Lot:** 6530
Case No.: 2004.0944E
Date of Review: June 16, 2006

Planning Department Reviewer:
Mat Snyder
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Preparer / Consultant

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Company: Elevation Architects
Address: 25 Lusk Alley
Phone: 415-537-1125
Fax: 415-537-1126
Email:

Owner

Name: Alan McCarthy
Company:
Address: 400 Upper Terrace, #201
Phone: 642-7722
Fax:
Email:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the rear most 21-feet of the subject building (the rear portion that may have been a later addition), retain and raise the front portion by approximately one foot, construct a two story addition to the top, and integrate the structure into a larger residential development that would be constructed on the south side of the building. The resultant project would include eight dwelling units, eight off-street parking spaces (accessed at the rear) and a small commercial space.

Pre-Existing Historic Rating / Survey

The project is not included in any surveys and has not yet been rated.

Historic District / Neighborhood Context

While the project is not within an identified historic district, it is in a context that is characterized by many similar older buildings; the immediate block face has the same degree of integrity of similar blocks located in the Liberty Hill Historic District, located approximately four blocks north. The block face features four structures listed in Here Today, and three others (not including the subject building) that have a high degree of architectural integrity from generally the same time period.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☒ Yes ☐ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Preservation staff believes that the residential building on the subject block contributes to a larger historic context of earlier residential, and mixed-use structures. The subject block face features a particularly well intact collection of Italianate and Stick style Victorians along with other styles from the early 20th Century (of the eight properties on Valencia Street that are included in Here Today, one half are on this particular block). There is also a very well preserved historic firehouse across the street. Like those existing structures mentioned in Here Today, this one is well intact and provides an important component to the historic fabric of this block.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	setting,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	feeling,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	association.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

The photographs show a residential building that, except for the front stairs, appears to have retained its architectural integrity. The commercial building to the south, however, does not appear to have retained its integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

☒ Historical Resource Present
(Continue to 4.)

Note: Residential structure only.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
- ☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Note: The project sponsor has redesigned the project to preserve a majority of the structure and integrate it into a larger residential development. Staff believes that the existing building is sufficiently retained, (which would include the front and side walls and floor plates for approximately the first two-thirds of the building's depth), the proposed vertical additions are appropriately setback, and the related new construction is appropriately modulated and proportioned. The project sponsor has agreed to work with staff to further refine the design to assure the detailing of the new construction is of high quality and the restoration work on the existing structure meets preservation standards.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Note: While Preservation staff does believe that the two-unit Italianate structure is a historic resources for the purposes of CEQA, we do not believe the commercial building to its south is a resource, due to its loss of integrity. To avoid a significant adverse effect to the potential historic district, the project should seek to preserve the Italianate structure to a sufficient degree that it continues to convey its period of its significance. The front façade should be maintained in its entirety (except for the front steps) and any vertical addition should be setback so that it is only minimally visible. Any incorporated new construction along the side should be modulated to read a separate building.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature


Mark Luellen, Preservation Coordinator

Date:

6-22-06





PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0858E – Demolition of an Existing Two-Story, Single-Family Dwelling and Construction of a Three-Story, Single-Family Dwelling with a Two-Car Garage

Location: 14 Costa Street, between Brewster Street and Holladay Avenue

Block and Lot: Block 5557; Lot 008

City and County: San Francisco

Description of Nature and Purpose of Project: The single-family dwelling at 14 Costa Street [Block 5557, Lot 008] is located mid-block on the east side of Costa Street, between Brewster Street and Holladay Avenue in the Bernal Heights neighborhood. The proposed project would include demolition of the existing, approximately 776-square-foot (sf), two-story, 19-foot high, single-family residence with a one-car garage and construction of a new, approximately 2,474 sf, three-story, 29-foot high, single-family residence with a two-car garage.

The project site is approximately 2,000 square feet in size, zoned RH-1 (Residential, One-Family), and is within a 40-X height and bulk district. The existing building on the project site was constructed in 1908 and has been approximately 75% demolished. It is not included in any survey or inventory, and because the majority of this structure has been demolished, it has been determined by the Planning Department's preservation staff not to be an historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The Bernal Heights East Slope Design Review Board (Bernal Heights ESDRB) has reviewed the proposed project.

Remarks: Please see next page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:

Alex Nie, Project Contact for Chow Kwok Hing

Telephone (415) 656-3528

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

Contact Person: Rachel Schohn

Telephone: (415) 558-5985

Date of Determination:

12/21/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:

Alex Nie, Project Contact
Ben Fu, SE Quadrant Planner
Sue Hestor
Supervisor Tom Ammiano
Historical Preservation List

Terry Milne, Bernal Heights ESDRB
Bulletin Board
M.D.F.
Exemption/Exclusion File

DOCUMENTS DEPT.

DEC 26 2006

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Description of Nature and Purpose of Project: (continued from previous side)

Per *San Francisco Planning Code* Section 143, one street tree shall be planted in the case of construction of a new building and trees shall be a minimum of 15-gallon size for each 20 feet of frontage of the property along each street or alley, or any remaining fraction of frontage that is 10 feet or more. The proposal includes the planting of one new street tree; no street trees currently exist at the subject property. Trees may be located either within a setback area on the lot or within the public right-of-way along such lot. The required street tree would be planted in the property's front yard in accordance with the Bernal Heights ESDRB suggestion, due to the narrow width of the sidewalk. The new garage would require a new curb cut, which would require approval from the Department of Public Works (DPW).

Remarks:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that because the building located on the project site is largely demolished (see attached photograph), the structure is not an historic resource as defined by CEQA. The project site is located in the Bernal Heights neighborhood, within the East Slope area on the east side of Costa Street. The buildings on the subject block face range from one-story with attic to two-stories in height. Most homes were constructed shortly after the 1906 earthquake, with the exception of a few. There are no existing or proposed historic districts in the project vicinity. Because the existing building is not considered a historical resource under CEQA, this project may be found to be exempt from environmental review if other criteria are satisfied.¹ As described below, the proposed project was found to satisfy criteria for exemption under Classes 1 and 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition and removal of one single-family residence; in urbanized areas, up to three single-family residences may be demolished. The proposed project would result in the demolition of one single-family residence and would therefore be exempt from environmental review under Class 1(l)(1).

California Environmental Quality Act (CEQA) State Guidelines Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of new, small facilities or structures, such as one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted. The proposed project would result in the construction of one new single-family residence and would therefore be exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the structure on the property is not an historical resource under CEQA, and there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Fu, Ben, Historic Preservation Technical Specialist. *Memorandum: Historic Resource Evaluation Response*, to Rachel Schohn, Environmental Planner. December 11, 2006.



PLANNING DEPARTMENT

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FAX: 558-5991

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SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Rachel Schohn

Project Info:

Address: 14 Costa Street
Block/Lot: 5557/008
Case No.: 2006.0858E
Date of Review: December 11, 2006

Planning Department Reviewer:

Ben Fu
415.558.6613
Ben.Fu@sfgov.org

Preparer / Consultant

Name: Alex Nie
Company: Best Design & Construction
Address: 100 Old County Road,
Suite 100C
Brisbane, CA 94005
Phone: (415) 656.3528
Fax: (415) 656.4416

Owner

Name: Kwok Hing Chow
Company:
Address: 132 Ward Street
San Francisco, CA 94134
Phone: (415) 601.9827
Fax:

PROPOSED PROJECT

- ☒ Demolition
☐ Alteration

Project description:

The proposal is to demolish the last remaining wall of the existing one-story over garage, single-family dwelling, constructed circa 1908, and construct a new two-story over garage, single-family dwelling. The existing building has already been substantially demolished.

Pre-Existing Historic Rating / Survey

None

Historic District / Neighborhood Context

None; According to the submitted photographs, the design quality and level of integrity of individual buildings is mixed.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐ Yes ☒ No ☐ Unable to determine
- **Persons:** or ☐ Yes ☒ No ☐ Unable to determine
- **Architecture:** or ☐ Yes ☒ No ☐ Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context

☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The existing dwelling has been substantially demolished and is not a historic resource because it possesses no characteristics that would lead to a determination of significance. The subject property is not believed to be an historic resource so there is no period of significance. The building is not located in any known historic district. According to the submitted photographs, the design quality and neighborhood character of the surrounding built environment is mixed.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	setting,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	feeling,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	association.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. There is only one wall remaining. The existing dwelling has been substantially demolished and retains no integrity as a building. No resource present.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response: N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

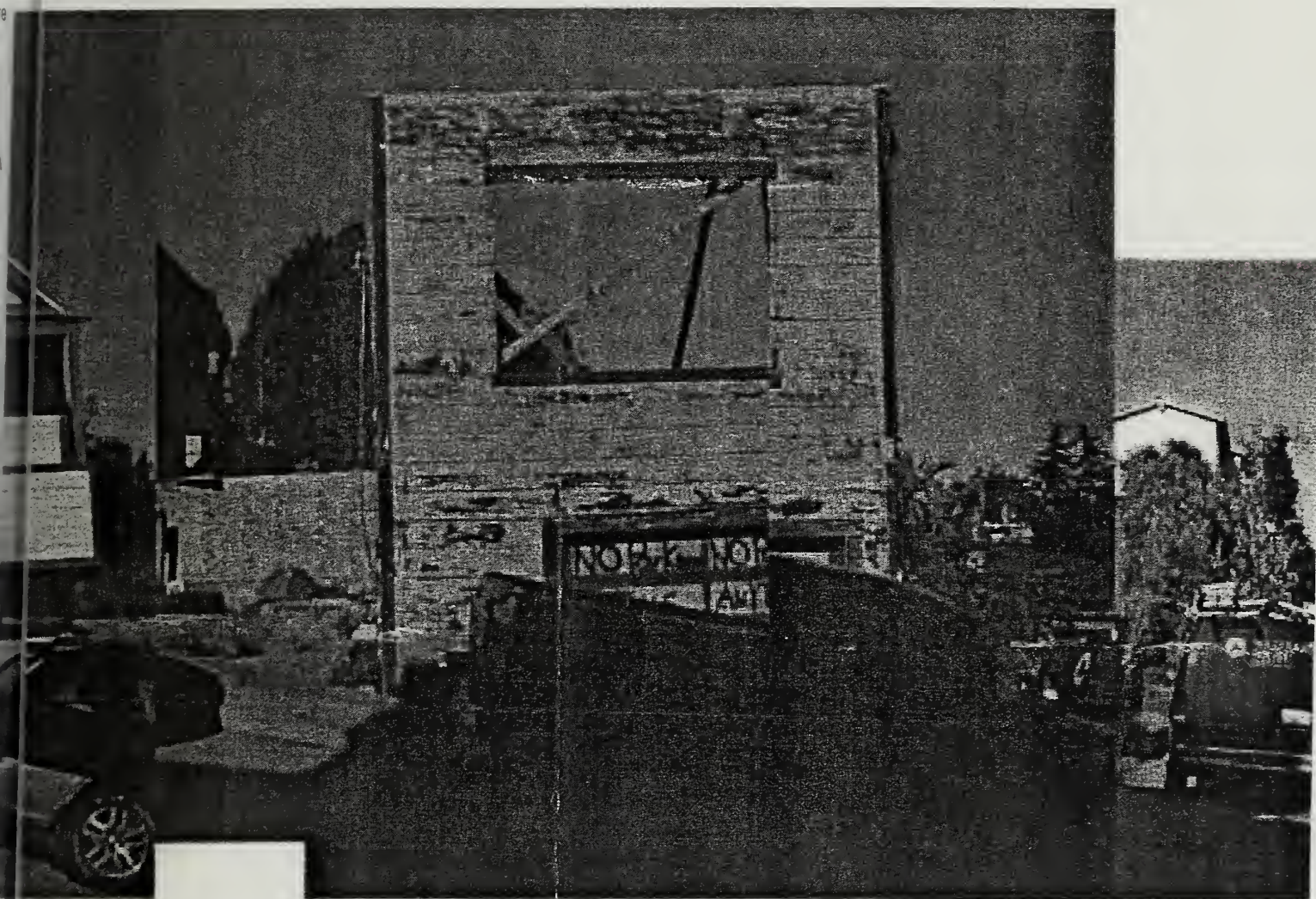
Signature: _____

Mark Luellen, Preservation Coordinator

Date: _____

12-13-06

SUBJECT BLDG.



FRONT FACADE OF SUBJECT BLDG.

COSTA STREET, SAN FRANCISCO, CA 94110

BLOCK: 5557 LOT: 008

06.08

1915

63562







